WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

Greenbrier County
Robin Loudermilk, Clerk
Instrument 321478
02/21/2025 @ 01:22:06 PM
DEED
Book 672 @ Page 728
Pages Recorded 54
Recording Cost $ 105.00
Transfer Tax $ 2.75
Land Fee $ 1.10

This deed made this 6th day of February, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTA LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of May, in the year 2023, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2021 to 2022, and WVTA LLC for the sum of $178.45, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name of WITHROW ANNA L ; and

Whereas, The State Auditor has caused the notice to redeem to be served on all persons required by law to be served on all persons required by law to be served therewith; and

Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

Now, therefore, the grantor, for and in consideration of the premises and and in pursuance of the statutes, doth grant unto WVTA LLC, grantee, his or her heirs and assigns forever, the real estate on which the tax lien(s) so purchased existed, situate in the county of Greenbrier, bounded and described as follows:

The undersigned hereby declares that the consideration paid for the conveyance is $178.45.

Certificate of Sale Number: 2022-C-000020
AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X130 , ANTHONY CREEK DISTRICT

Witness the following signature:

Christal G. Perry

Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

State of West Virginia
County of Kanawha, to wit:

I, Ashley D. Adkins, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 6th day of February, 2025, has acknowledge they same before me in said County.

Given under my hand this 6th day of February, 2025. My commission expires November 1, 2029,

Official Seal
Notary Public, State of West Virginia
Ashley D. Adkins
West Virginia State Auditor's Office
State Capitol Bldg. 1, Room W-114
1900 Kanawha Blvd, East
Charleston, WV 25305
My Commission Expires November 1, 2029

Ashley D. Adkins

Ashley D. Adkins
Notary Public

This instrument was prepared from a form by Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

CERTIFICATE OF CERTIFICATION NO: 2022-C- 000020

GREENBRIER COUNTY COUNTY 02 ANTHONY CREEK DIST DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF GREENBRIER COUNTY
ON 10/31/2022 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 02 34 0007 0000 0000 ACCOUNT # 00001727

YR	TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2021	0000001955	WITHROW ANNA L	AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X130
		13000 GUNNS RUN ROAD	
		CHARLES CITY	VA 230303430

DELINQUENT TAXES	4.82
INTEREST	.36
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2022 0000001953	19.78
TOTAL	94.96

GIVEN UNDER MY HAND THIS DATE 10/31/2022.

SHERIFF, COUNTY OF GREENBRIER COUNTY

SALE APPROVAL LETTER

Office of the State Auditor
County Collections Division
State Capitol Building 1 Room W-114
1900 Kanawha Boulevard East
Charleston, WV 25305

Certificate of Sale Number: GREENBRIER COUNTY 2022-C-000020

Memorandum of real estate sold in the county of GREENBRIER on this 10th day of May, 2023 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X130

District: ANTHONY CREEK **Map:** 34 **Parcel:** 0007 0000 0000

Taxpayer:

WITHROW ANNA L
13000 GUNNS RUN ROAD
CHARLES CITY, VA 23030-3430

Delinquent Taxes: 2021 - 1955	$75.18
Interest on Delinquent Taxes	$5.26
Subsequent Taxes: 2022-1953 Taxpayer: WITHROW ANNA L	$21.11
Back Taxes:	$0.00
Certification Fee	$25.50
Publication Fee	$30.60
Auditor's Fee	$10.80
Courthouse Facility Improvement Fund	$10.00
Amount of Bid	**$178.45**
Amount Due	**$178.45**
Surplus	**$0.00**

Purchaser:

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by September 7, 2023, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

{8D14FDE5-5821-4C2E-8C7EA11D563B3D77}[APPROVAL LETTER]

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: $51.40

Billing Name / Organization: WVTA LLC

Address: 18102 SENECA TRL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2022-C-000020

County: GREENBRIER COUNTY

Legal Description: AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X130

Map: 34 Parcel: 0007 0000 0000

Name and address of those to be notified

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☑	☐	☐	☐	☐	☐	☐

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☑	☐	☐	☐	☐	☐	☐

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☑	☐	☐	☐	☐	☐	☐

JUN 29 '23 PM2:25

ANNA WITHROW C/O PATRICIA TENCH
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☑	☐	☐	☐	☐	☐	☐

ANNA WITHROW
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430
USA

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead.

JUN 29 '23 PM2:25

MICHAEL C. DOSS

ATTORNEY AT LAW

821 TENTH AVENUE
MARLINTON, WV 24954

TELEPHONE
(304) 799-7118
FACSIMILE
(304) 799-7118

WVTA LLC
Attention: Oak Hall
18102 Seneca Trail
Marlinton, WV 24954

RE: WITHROW ANNA L

AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X130
ANTHONY CREEK District
Greenbrier County, West Virginia

Certificate No. 2022-C-000020 CIN CTS-13-2022-20

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia, for the purpose of identifying any and all persons or entities who may have the right to redeem the above reference certificate. Attached are the notes for the documents examined as a result of the county index.

I acknowledge receipt of the sum of $500.00 for my examination.

Michael C Doss
STATE BAR NO. 4642

DI25141

JUN 29 '23 PM2:25

TITLE WORKSHEET

DI25140

Greenbrier County - 13

Name(s) WITHROW ANNA L Description AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X130 ANTHONY CREEK
Dist (02) Map 0034 Parcel 0007 Sub 0000

TITLE WORK CODE: CTS-13-2022-20
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2015, 2016, 2017, 2018, 2019, 2020, 2021: WITHROW ANNA L Book/Page: 194 / 148 Tax Class: 3

10/15/1951

Anna L Withrow 194/148 Guy E McDermott
Jewell McDermott
Jewell May Davis
Walter Davis
Hethi V Boswell
Roderick Boswell
Zelma Staton
Bruce Staton

Intestate death Carrie J McDermott

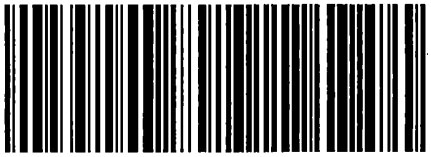
Withrow, Anna L.

5/24/23 - 11:30 am

JUN 29 '23 PM 2:25

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 4843 91



(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

THE WEST VIRGINIA DAILY
POST OFFICE BOX 471
LEWISBURG, WV 24901-0471

8D14FDE5-5821-4C2E-8C7EA11D563B3D77}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

THE WEST VIRGINIA DAILY
POST OFFICE BOX 471
LEWISBURG, WV 24901-0471

To: ANNA WITHROW, ANNA WITHROW C/O PATRICIA TENCH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY- WVTA LLC)

THE WEST VIRGINIA DAILY
POST OFFICE BOX 471
LEWISBURG, WV 24901-0471

DISTRICT ANTHONY CREEK MAP 34 PARCEL 0007 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000020 , located in ANTHONY CREEK District, AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X13 which was returned delinquent or nonentered in the name of WITHROW ANNA L , and was sold by the deputy commissioner of delinquent and nonentered lands of GREENBRIER County at the sale for the delinquent taxes on May 10, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 1955 .	$94.73
Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-1953 .	$24.88
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$109.93
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$654.62
Additional Statutory Fees with Interest.	$737.24
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$1,621.40**

You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.

Given under my hand October 4, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of GREENBRIER County, State of West Virginia

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

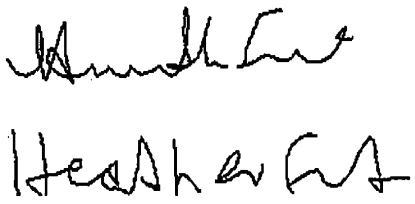
UNITED STATES POSTAL SERVICE

Date Produced: 10/14/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4843 91. Our records indicate that this item was delivered on 10/09/2024 at 09:43 a.m. in LEWISBURG, WV 24901. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2022-C-000020 GREENBRIER

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL

9414 8091 0924 9001 4839 05

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

THE WEST VIRGINIA DAILY
POST OFFICE BOX 471
LEWISBURG, WV 24901-0471

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

THE WEST VIRGINIA DAILY
POST OFFICE BOX 471
LEWISBURG, WV 24901-0471

To: ANNA WITHROW, ANNA WITHROW C/O PATRICIA TENCH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY- WVTA LLC)

THE WEST VIRGINIA DAILY
POST OFFICE BOX 471
LEWISBURG, WV 24901-0471

DISTRICT ANTHONY CREEK MAP 34 PARCEL 0007 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000020 , located in ANTHONY CREEK District, AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X13 which was returned delinquent or nonentered in the name of WITHROW ANNA L , and was sold by the deputy commissioner of delinquent and nonentered lands of GREENBRIER County at the sale for the delinquent taxes on May 10, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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Given under my hand October 4, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of GREENBRIER County, State of West Virginia

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

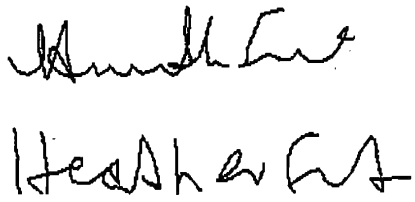
UNITED STATES POSTAL SERVICE

Date Produced: 10/14/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4839 05. Our records indicate that this item was delivered on 10/09/2024 at 09:43 a.m. in LEWISBURG, WV 24901. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

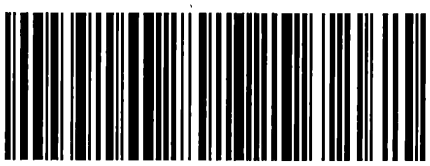
Sincerely,
United States Postal Service

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Customer Reference Number: 2022-C-000020 GREENBRIER

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 9168 31



(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

8D14FDE5-5821-4C2E-8C7EA11D563B3D77}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: ANNA WITHROW, ANNA WITHROW C/O PATRICIA TENCH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT KYLE MAP 40 PARCEL ANTHONY CREEK 34 0007 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000020 , located in ANTHONY CREEK District, AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X13 which was returned delinquent or nonentered in the name of WITHROW ANNA L , and was sold by the deputy commissioner of delinquent and nonentered lands of GREENBRIER County at the sale for the delinquent taxes on May 10, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after January 30, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 29, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 1955 .	$86.46
Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-1953 .	$22.69
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$103.88
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$591.40
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$804.43**

You may redeem at any time before January 29, 2024 by paying the above total less any unearned interest.

Given under my hand September 1, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of GREENBRIER County, State of West Virginia

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

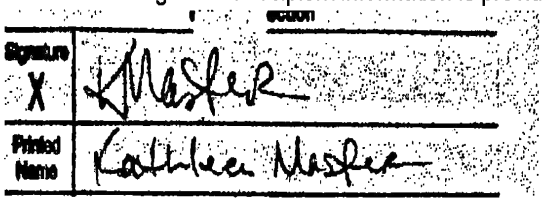
UNITED STATES POSTAL SERVICE

Date Produced: 09/11/2023

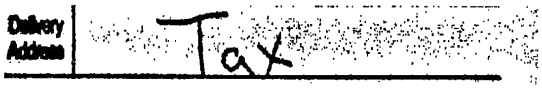
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9168 31. Our records indicate that this item was delivered on 09/05/2023 at 06:42 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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Customer Reference Number: 2022-C-000020 GREENBRIER

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL

9414 8091 0924 9000 9168 62

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

ANNA WITHROW
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

ANNA WITHROW
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430

To: ANNA WITHROW, ANNA WITHROW C/O PATRICIA TENCH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY- WVTA LLC)

ANNA WITHROW
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430

DISTRICT KYLE MAP 40 PARCEL ANTHONY CREEK 34 0007 0000 0000

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Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
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Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$103.88
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$591.40
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You may redeem at any time before January 29, 2024 by paying the above total less any unearned interest.

Given under my hand September 1, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of GREENBRIER County, State of West Virginia

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West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

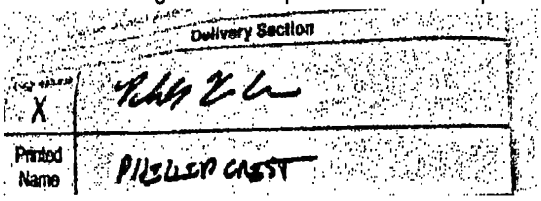
UNITED STATES POSTAL SERVICE.

Date Produced: 10/09/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9168 62. Our records indicate that this item was delivered on 10/06/2023 at 06:01 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

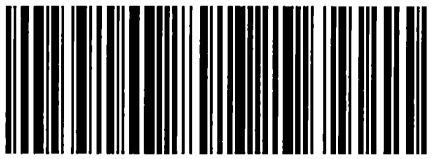
Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2022-C-000020 GREENBRIER

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 9168 55



(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

ANNA WITHROW C/O PATRICIA TENCH
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

ANNA WITHROW C/O PATRICIA TENCH
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430

To: ANNA WITHROW, ANNA WITHROW C/O PATRICIA TENCH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY- WVTA LLC)

ANNA WITHROW C/O PATRICIA TENCH
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430

DISTRICT KYLE MAP 40 PARCEL ANTHONY CREEK 34 0007 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000020 , located in ANTHONY CREEK District, AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X13 which was returned delinquent or nonentered in the name of WITHROW ANNA L , and was sold by the deputy commissioner of delinquent and nonentered lands of GREENBRIER County at the sale for the delinquent taxes on May 10, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after January 30, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 29, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 1955 .	$86.46
Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-1953 .	$22.69
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$103.88
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$591.40
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$804.43**

You may redeem at any time before January 29, 2024 by paying the above total less any unearned interest.

Given under my hand September 1, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of GREENBRIER County, State of West Virginia

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

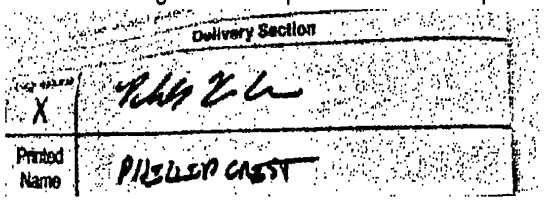
UNITED STATES POSTAL SERVICE

Date Produced: 10/09/2023

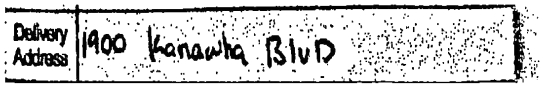
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9168 55. Our records indicate that this item was delivered on 10/06/2023 at 06:01 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

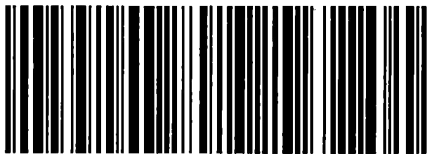
Sincerely,
United States Postal Service

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Customer Reference Number: 2022-C-000020 GREENBRIER

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 9168 48



(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

8D14FDE5-5821-4C2E-8C7EA11D563B3D77}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

To: ANNA WITHROW, ANNA WITHROW C/O PATRICIA TENCH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY- WVTA LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

DISTRICT KYLE MAP 40 PARCEL ANTHONY CREEK 34 0007 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000020 , located in ANTHONY CREEK District, AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X13 which was returned delinquent or nonentered in the name of WITHROW ANNA L , and was sold by the deputy commissioner of delinquent and nonentered lands of GREENBRIER County at the sale for the delinquent taxes on May 10, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after January 30, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 29, 2024 will be as follows:

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Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$804.43**

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Given under my hand September 1, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of GREENBRIER County, State of West Virginia

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

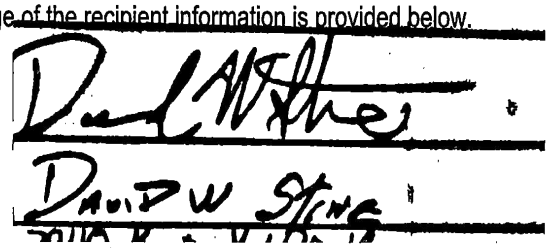
UNITED STATES POSTAL SERVICE

Date Produced: 09/11/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9168 48. Our records indicate that this item was delivered on 09/05/2023 at 02:02 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2022-C-000020 GREENBRIER

CERTIFIED MAIL™

CHARLESTON WV 250

SEP 21

US POSTAGE PITNEY BOWES

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0000381984 SEP. 01. 2023

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL

9414 8091 0924 9000 9168 62

NSN

'23 OCT 6 AM 10:54

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)
ANNA WITHROW
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430

NIXIE 207 FE 1 00040/02/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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CERTIFIED MAIL™

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West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 9168 55

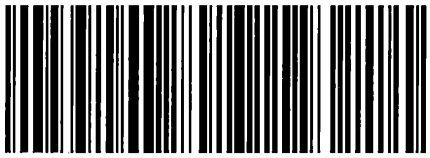
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(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)
ANNA WITHROW C/O PATRICIA TENCH
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2366 00



(2022-C-000020 - GREENBRIER COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

8D14FDE5-5821-4C2E-8C7EA11D563B3D77}[RETURN MAIL LETTER]

Office of the State Auditor
County Collections Division
State Capitol, Building 1, Suite W-114
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305

State of West Virginia

**State Auditor and
Commissioner of Delinquent
and Nonentered Lands
04/03/2024**

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: GREENBRIER COUNTY 2022-C-000020
**ANNA WITHROW C/O PATRICIA TENCH
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430**

Dear Purchaser:

As a purchaser of a tax lien at the Auditor's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable, refused, or non-served, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

Accordingly, if a notice to redeem is returned as unclaimed, undeliverable, refused, or non-served, you will be requested to provide the West Virginia State Auditor's Office with sufficient information to execute personal service as well as a sum sufficient to cover the costs of preparing and servicing the notice requirement. In the event that step is required to secure a deed, upon notification of the additional requirement, you are requested to provide the address and necessary estimated funds.

The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, refused, or non-served.

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of ***seventeen (17) days*** from the receipt of this letter the additional address and an additional estimated cost of **$154.36** This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at https://www.wvsao.gov/CountyCollections/Default#NTRCalculator to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

G. Russell Rollyson Jr.

G. Russell Rollyson, Jr.

State Auditor's Office
Supplemental Personal Process
For Returned Certified Mail



Purchaser(s) Name & Address

Telephone Number:

Certificate Number: **County:**

Legal Description:

Name and address of those to be notified

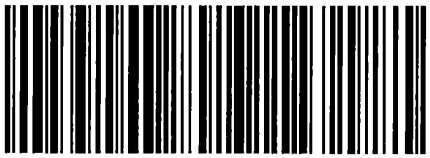
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

Personal Service ☐

You must return this form along with your letter and remittance. This form is to be used for supplemental personal process only.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2368 22



(2022-C-000020 - GREENBRIER COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

8D14FDE5-5821-4C2E-8C7EA11D563B3D77}[RETURN MAIL LETTER]

Office of the State Auditor
County Collections Division
State Capitol, Building 1, Suite W-114
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305

State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
04/03/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: GREENBRIER COUNTY 2022-C-000020
ANNA WITHROW
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430

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If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

G. Russell Rollyson Jr.

G. Russell Rollyson, Jr.

State Auditor's Office
Supplemental Personal Process
For Returned Certified Mail



Purchaser(s) Name & Address

Telephone Number:

Certificate Number: **County:**

Legal Description:

Name and address of those to be notified

****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

Personal Service ☐

You must return this form along with your letter and remittance. This form is to be used for supplemental personal process only.

West Virginia State Auditor's Office

Supplemental Notice to Redeem Form

Total Cost: $385.55

Billing Name / Organization: WVTA LLC

Address: 18102 SENECA TRL

City / State / Zip : MARLINTON, WV 24954

Phone: 304--38-9-4951 Alt. Phone:

Certification / Certificate Number: 2022-C-000020

County: GREENBRIER

Legal Description: AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X130

Map: 34 Parcel: 0007 0000 0000

Name and address of those to be notified

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☐	☐	☐	☑	☐	☐	☐

ANNA WITHROW
13000 GUNNS RUN ROAD
CHARLES CITY, VA 23030
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☐	☐	☐	☑	☐	☐	☐

ANNA WITHROW C/O PATRICIA TENCH
13000 GUNNS RUN ROAD
CHARLES CITY, VA 23030
USA

You must return this form along with your letter and remittance. This form is to be used for supplemental personal process only.

LEGAL

(2022-C-000020 - GREENBRIER COUNTY - WVTA LLC)

To: ANNA WITHROW, ANNA WITHROW C/O PATRICIA TENCH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT ANTHONY CREEK MAP 34 PARCEL 0007 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, Cert. No. 2022-C-000020, located in ANTHONY CREEK District, AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X13, which was returned delinquent and nonentered in the name of WITHROW ANNA L, and was sold by the deputy commissioner of delinquent and nonentered lands of GREENBRIER County at the sale for the delinquent taxes on May 10, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 1955.	$	94.73
Back tax tickets, with interest, and charges due on the date of certification for ticket number.	$	0.00
Subsequent taxes paid on the property, with interest to for tax year 2022 - 1943.	$	24.88
Additional taxes with interest.	$	0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$	109.93
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$	654.62
Additional Statutory Fees with interest.	$	737.24
Total Amount Due and Payable to WV State Auditor - cashier check, money order or certified or personal check.	$	1,621.40

You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.

Given under my hand October 4, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson, Jr.

Deputy Commissioner of Delinquent and

Nonentered Lands of GREENBRIER County, State of West Virginia

Please return this letter and payment to the

WV State Auditor's Office, County Collections

Division 1900 Kanawha Boulevard East

Building 1, Room W-114

Charleston, West Virginia 25305

Questions please call 1-888-509-6568

MOUNTAIN MEDIA, LLC

Post Office Box 429, Lewisburg, WV 24901
304-647-5724

CERTIFICATE OF PUBLICATION

State of West Virginia
County of Greenbrier, SS:

I, **Kathleen Stickley**, one of the Editors or Agents of **Mountain Messenger**, a weekly newspaper of general circulation published in the County of Greenbrier, State of West Virginia, do certify that publication of the advertisement or advertisements **Notice to Redeem: 2022-C-000020-Greenbrier County-WVTA LLC**, attached hereto was made in **3 issue(s)** of the newspaper, dated **October 12th, 19th and 26th, 2024.**

Given under my hand this **29th Day of October 2024.**

K. Stickley
Editor or Publisher

$172.84
Publication fee

Subscribed and Sworn to before me
This 29 day of October, 2024
My commission expires: August 20, 2028.

Signature Kathy L S Hunter
Notary Public

KATHY L S HUNTER
Notary Public Official Seal
State of West Virginia
My Comm. Expires Aug 20, 2028
4321 Shoestring Trail Crawley WV 24931

NOV 1 '24 AM11:20

The West Virginia Daily News
PO Box 471,
Lewisburg, WV 24901
PHONE: 304-645-1206

AFFIDAVIT OF PUBLICATION

STATE OF WEST VIRGINIA
COUNTY OF GREENBRIER,
TO WIT:

I, Sandra L Holmes,
Manager, Legal Notices Department, of The West Virginia Daily News, a daily newspaper of general circulation published at Lewisburg, West Virginia, in the County of Greenbrier, State of West Virginia, do certify that publication of the advertisement or advertisements attached hereto was made in Three (3) issues of said newspaper, dated

October 17 2024
October 24 2024
October 31, 2024

Given under my hand this 31st day of October, 2024

Sandra L Holmes
Manager, Legal Notices Department

Subscribed and sworn to before me this 31st day of October, 2024

My commission expires October 27, 2026.

Susan Smith Linton
Notary Public

Publication Fee: $ 200.50

NOTARY PUBLIC OFFICIAL SEAL
Susan Smith Linton
State of West Virginia
My Commission Expires
October 27, 2026
WEST VIRGINIA DAILY NEWS
188 FOSTER STREET
LEWISBURG, WV 24901

NOTICE OF REDEMPTION

2022-C-000020
Greenbrier County

To: ANNA WITHROW, ANNA WITHROW C/O PATRICIA TENCH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT ANTHONY CREEK MAP 34 PARCEL 0007 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No.** 2022-C-000020, located in ANTHONY CREEK District, AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X13 which was returned delinquent or nonentered in the name of WITHROW ANNA L, and was sold by the deputy commissioner of delinquent and nonentered lands of GREENBRIER County at the sale for the delinquent taxes on May 10, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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Back tax tickets, with interest, and charges due on the date of certification for ticket number.....$0.00

Subsequent of taxes paid on the property, with interest to for tax year 2022-1953..... .....$24.88

Additional taxes with interest.....$0.00

Auditor's Certification, Publication, and Redemption fee plus interest..... $109.93

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest $654.62

Additional Statutory Fees with Interest.....$737.24

Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check **$1,621.40**

You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.

Given under my hand October 4, 2024.

G. Russell Rollyson, Jr.
G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of GREENBRIER County, State of West Virginia
(17,24,31oc)

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)
ANNA WITHROW - PERSONAL SERVICE
13000 GUNNS RUN ROAD
CHARLES CITY, VA 23030

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

ANNA WITHROW - PERSONAL SERVICE
13000 GUNNS RUN ROAD
CHARLES CITY, VA 23030

To: ANNA WITHROW, ANNA WITHROW C/O PATRICIA TENCH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY- WVTA LLC)

ANNA WITHROW - PERSONAL SERVICE
13000 GUNNS RUN ROAD
CHARLES CITY, VA 23030

DISTRICT ANTHONY CREEK MAP 34 PARCEL 0007 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000020 , located in ANTHONY CREEK District, AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X13 which was returned delinquent or nonentered in the name of WITHROW ANNA L , and was sold by the deputy commissioner of delinquent and nonentered lands of GREENBRIER County at the sale for the delinquent taxes on May 10, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after August 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 1955 .	$90.97
Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-1953 .	$23.89
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$107.18
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$627.05
Additional Statutory Fees with Interest.	$306.73
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$1,155.82**

You may redeem at any time before July 31, 2024 by paying the above total less any unearned interest.

Given under my hand May 13, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of GREENBRIER County, State of West Virginia

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

AFFIDAVIT OF NON-SERVICE

State of West Virginia **County of Greenbrier**

Case Number: 2022-C-20

WVTA LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Anna Withrow, 13000 Gunns Run Road, Charles City, VA 23030.**

I, Travis Pyles, being duly sworn, depose and say that on the **14th day of June, 2024** at **6:35 pm, I:**

NON-SERVED the **CERTIFICATE OF SALE NOTICE** for the reason that I failed to find **Anna Withrow** or any information to allow further search. Read the comments below for further details.

Additional Information pertaining to this Service:
6/14/2024 6:35 pm Attempted 13000 Gunns Run Road, Charles City, VA 23030. Subject is deceased per resident.

Any and all physical description details are approximations..

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Travis Pyles
Process Server

FALCON EXPRESS SERVICES, LLC
P.O. Box 874
Charleston, SC 29402-0874
(843) 577-9696

Our Job Serial Number: FES-2024004956

Subscribed and Sworn to before me on the 20 day of June, 24 by the affiant who is personally known to me.

NOTARY PUBLIC
My Commission Expires: 12/19/27

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
AMANDA RUMMEL
40 Vanoitan Court
Hedgesville, WV 25427
My Commission Expires 12-19-2027

JUL 11 '24 AM 11:03

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West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)
ANNA WITHROW C/O PATRICIA TENCH - PERSONAL SERVICE
13000 GUNNS RUN ROAD
CHARLES CITY, VA 23030

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY-WVTA LLC)

ANNA WITHROW C/O PATRICIA TENCH - PERSONAL SERVICE
13000 GUNNS RUN ROAD
CHARLES CITY, VA 23030

To: ANNA WITHROW, ANNA WITHROW C/O PATRICIA TENCH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

(2022-C-000020-GREENBRIER COUNTY- WVTA LLC)

ANNA WITHROW C/O PATRICIA TENCH - PERSONAL SERVICE
13000 GUNNS RUN ROAD
CHARLES CITY, VA 23030

DISTRICT ANTHONY CREEK MAP 34 PARCEL 0007 0000 0000

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Auditor's Certification, Publication, and Redemption fee plus interest.	$107.18
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$627.05
Additional Statutory Fees with Interest.	$306.73
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$1,155.82**

You may redeem at any time before July 31, 2024 by paying the above total less any unearned interest.

Given under my hand May 13, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of GREENBRIER County, State of West Virginia

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

AFFIDAVIT OF NON-SERVICE

State of West Virginia **County of Greenbrier**

Case Number: 2022-C-20

WVTA LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Anna Withrow C/O Patricia Tench, 13000 Gunns Run Road, Charles City, VA 23030.**

I, Travis Pyles, being duly sworn, depose and say that on the **14th day of June, 2024** at **6:35 pm, I:**

NON-SERVED the **CERTIFICATE OF SALE NOTICE** for the reason that I failed to find **Anna Withrow C/O Patricia Tench** or any information to allow further search. Read the comments below for further details.

Additional Information pertaining to this Service:
6/14/2024 6:35 pm Attempted 13000 Gunns Run Road, Charles City, VA 23030. Both listed subjects are deceased.

Any and all physical description details are approximations.

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Travis Pyles
Process Server

FALCON EXPRESS SERVICES, LLC
P.O. Box 874
Charleston, SC 29402-0874
(843) 577-9696

Our Job Serial Number: FES-2024004957

Subscribed and Sworn to before me on the 20 day of June, 24 by the affiant who is personally known to me.

NOTARY PUBLIC
My Commission Expires: 12/19/27

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
AMANDA RUMMEL
40 Venodan Court
Hedgesville, WV 25427
My Commission Expires 12-19-2027

JUL 11 '24 AM 11:03

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18102 Seneca Trail
Marlinton, WV 24954

Local 3047994440
Toll Free
Fax 8155502328
URL

09/23/24

ATTN: Melinda Wickline
OFFICE OF THE STATE AUDITOR
1900 Kanawha BLVD, EAST
State Capitol Complex, Building 1, Room W-114
Charleston, WV 25305

Dear WVSAO,

Enclosed please find the following affidavit:
GREENBRIER COUNTY 2022-C-20 / dueprocesscheck
Please publish, funds enclosed (407.32)

Thanks,

SEP 26 '24 AM10:55

AFFIDAVIT

I, the undersigned, Susan (Allie) Callison attorney at law, hereby affirm under penalty of perjury, that:

WVTA LLC has avared to me that, to the best of it's knowledge and records, it has preformed the following steps:

WHEREAS WVTA LLC purchased the certificate of sale for GREENBRIER COUNTY 2022-C-20, delinquent in the name of WITHROW ANNA L. Described as AC .23 (D) LOT 3 (B) ANTHONY CREEK RD 75X155X70X130

WHEREAS WVTA LLC properly prepared and submitted a list of names to be service by the auditors office, along with sufficent deposit of funds. The names to be served included the following: ANNA WITHROW, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT

WHEREAS WVTA LLC requested the entities be served in the following manner:

ANNA WITHROW
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430
by Certified mail

ANNA WITHROW
[CO] PATRICIA TENCH
13000 GUNNS RUN RD
CHARLES CITY, VA 23030-3430
by Certified mail

IRS, Attn: Advisory Consolidated Receipts
7940 Kentucky Drive
Stop 2850F
Florence, KY 41042
by Certified mail

WV State Tax Department
Po Box 229
Charleston, WV 25321
by Certified mail

WHEREAS Some of the initial notices failed to meet the auditors standards of notice. Based on recent federal court rulings the Auditor requested additional steps in the following return mail letters:

RE: ANNA WITHROW (shown on auditors site, NTR ID 877/1
Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon ANNA WITHROW . These efforts included but not limited to:
Full review of the results of the notices available in the scans on the auditors website
Review of available public records
Review of online resources such as address finding sites, google, etc.
Having completed diligent research, WVTA LLC requested ANNA WITHROW be served at 13000 GUNNS RUN ROAD , CHARLES CITY, VA 23030 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: ANNA WITHROW C/O PATRICIA TENCH (shown on auditors site, NTR ID 877/2
Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon ANNA WITHROW C/O PATRICIA TENCH . These efforts included but not limited to:
Full review of the results of the notices available in the scans on the auditors website
Review of available public records
Review of online resources such as address finding sites, google, etc.
Having completed diligent research, WVTA LLC requested ANNA WITHROW C/O PATRICIA TENCH be served at 13000 GUNNS RUN ROAD , CHARLES CITY, VA 23030 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

WHEREAS the certificate remaining unredeemed.

WHEREAS having been unable to perfect service in a manner that satisfies the state auditors office review, publication is called for by West Virginia code. WVTA LLC requests notice by publication and hereby deposits funds sufficent for publication simutaniously herewith. WVTA LLC hereby requests the deed be issued for to WVTA LLC, upon the expiration of redemption period afforded by publication issuance of the deed it proper.

SEP 26 '24 AM10:55

Susan (Allie) Callison
West Virginia State Bar No: 14541

Sate of West Virginia
County of Pocahontas

Taken, sworn to, and ascribed to this the 24 day of 9, 2024

Notary Public

My commission expires: 11/24/28

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Jonathan David Annett
Red Oak Realty
18102 Seneca trl
Marlinton WV 24954
My Commission Expires November 21, 2028

SEP 26 '24 AM10:55