WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954--6840

WVTB LLC
18102 SENECA TRL
MARLINTON WV 24954-6840

BK1835 PG0618

This deed made this 28th day of September, 2026 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTB 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 2025, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2023 to 2024, and WVTB LLC for the sum of $1,990.70, 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:

CERT NUMBER	TAXPAYER
2024-C-000112	DRAGO MICHAEL

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 in pursuance of the statutes of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTB 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 Harrison, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2024-C-000112	1 LOT 11 COLONIAL HTS	Clark Clarksburg Corp District

The undersigned hereby declares that the consideration paid for the conveyance is $1,990.70.

Harrison County
John D Spires, Clerk
Instrument 202600023849
10/02/2026 @ 11:04:24 AM
TAX DEED
Book 1835 @ Page 618
Pages Recorded 80
Recording Cost $ 134.00
Transfer Tax $ 11.00
Farm Land Tax $ 3.00

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, David Cole, 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 28th day of September, 2026, has acknowledge the same before me in said County.

Given under my hand this 28th day of September, 2026. My commission expires June 10, 2030,

Official Seal
Notary Public, State of West Virginia
David Cole
West Virginia State Auditor's Office
1900 Kanawha Blvd East
Building 1, Room W-114
Charleston, WV 25305
My Commission Expires June 10, 2030

David Cole
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: 2024-C- 000112

HARRISON COUNTY COUNTY 03 CLARK-CLARKSBURG DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF HARRISON COUNTY
ON 10/31/2024 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 03 · 18 0687 0000 0000 ACCOUNT # 06084364

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2023 0000006357	DRAGO MICHAEL	1 LOT 11 COLONIAL HTS
	PO BOX 346	
	WILLIAMSTOWN	WV 261870346

DELINQUENT TAXES	755.34
INTEREST	56.65
PUBLICATIONS & NOTICES	75.00
CERT PUBLICATION	15.00
SUBSEQUENT TAXES	AMOUNT
2024 0000006483	802.53
TOTAL	1704.52

GIVEN UNDER MY HAND THIS DATE 10/31/2024.

_____

SHERIFF, COUNTY OF HARRISON COUNTY

BK1835 PG0620

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: HARRISON COUNTY 2024-C-000112

Memorandum of real estate sold in the county of HARRISON on this 15th day of May, 2025 by the Honorable Mark A. Hunt, Auditor of the State of West Virginia.

Property Description: 1 LOT 11 COLONIAL HTS

District: CLARK CLARKSBURG CORP **Map:** 18 **Parcel:** 0687 0000 0000

Taxpayer:

DRAGO MICHAEL
PO BOX 346
WILLIAMSTOWN, WV 26187-0346

Delinquent Taxes: 2023 - 6357	$901.99
Interest on Delinquent Taxes	$63.14
Subsequent Taxes: 2024-6483	$849.47
Back Taxes:	$0.00
Certification Fee	$25.50
Publication Fee	$30.60
Auditor's Fee	$110.00
Courthouse Facility Improvement Fund	$10.00
Amount of Bid	**$1,990.70**
Amount Due	**$1,990.70**
Surplus	**$0.00**

Purchaser:

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

Mark A. Hunt, 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 12, 2025, 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.

{E750A7A2-46EF-41F4-94906B0DEC6BDFF}{APPROVAL LETTER}

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: $460.88

Billing Name / Organization: WVTB LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954-6840

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-000112

County: HARRISON COUNTY

Legal Description: 1 LOT 11 COLONIAL HTS

Map: 18 Parcel: 0687 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
☑	☐	☑	☐	☐	☐	☐

LUCKY NDUKWE
11412 133RD ST
S OZONE PARK, NY 11420-2112
USA

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

KEISHA NDUKWE
11412 133RD ST
S OZONE PARK, NY 11420-2112
USA

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

LUCKY NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301
USA

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

SEP 27 25 AM 11:44

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: $460.88

Billing Name / Organization: WVTB LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954-6840

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-000112

County: HARRISON COUNTY

Legal Description: 1 LOT 11 COLONIAL HTS

Map: 18 Parcel: 0687 0000 0000

KEISHA NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301
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 2850A
FLORENCE, KY 41042-2915
USA

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

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

SEP 23 AM 11:44

Susan (Allie) Callison, Attorney at Law
PO Box 153
Hillsboro, WV 24946
sacallisonlaw@gmail.com 304-871-7223

SEP 2'25 AM11:44

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

RE: DRAGO MICHAEL

1 LOT 11 COLONIAL HTS
CLARK-CLARKSBURG CORP District
Harrison County, West Virginia

Certificate No. 2024-C-000112 CIN CTS-17-2024-112

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Harrison 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.

WVTB LLC incurred a fee of $500.00 for my examination.

/s/ Susan A Callison
Susan A Callison
WV State Bar #14541

BK1835 PG0624

CTS-17-2024-112

TITLE WORKSHEET

HARRISON County - 17

Name(s) DRAGO MICHAEL
CLARK-CLARKSBURG CORP Dist (03) **Map** 0018 **Parcel** 0687 **Sub** 0000SPLIT0000 TITLE WORK CODE: CTS-17-2024-112
Description 1 LOT 11 COLONIAL HTS **PUT ON ALL ADDITIONAL PAGES**

LANDBOOK 2024, 2023: DRAGO MICHAEL **Book/Page:** F121/ 346 **Tax Class:** 4
LANDBOOK 2022, 2020, 2019: GRILL CAROLYN **Book/Page:** 1348/ 49 **Tax Class:** 2
LANDBOOK 2021: GRILL CAROLYN **Book/Page:** 1348 / 49 **Tax Class:** 2
LANDBOOK 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004: DRAGO ANTHONY & CAROLYN S GRILL **Book/Page:** 1348/ 49 **Tax Class:** 2
LANDBOOK 2003: PROGRESSIVE BANK NA **Book/Page:** 1339/ 93 **Tax Class:** 2
LANDBOOK 2002, 2001: JENKINS MICHAEL C **Book/Page:** 1311/ 430 **Tax Class:** 2

Assessment date: 7/1/2022 Delinquent Tax Year: 2023

TRANSFERS	GRANTOR		GRANTEE
Description 1 LOT COLONIAL HTS Description CLARK CLARKSBURG Consideration 6,200.00			
03/02/2023	STAR CHAMBER DEFENSE FORCE LLC	DEED 1749/238	NDUKWE KEISHA LUCKY NDUKWE LUCKY ORJI
lot 11 colonial heights			
11/30/2022	VOLUSIA VENTURES LLC	DEED 1744/62	STAR CHAMBER DEFENSE FORCE LLC
		DEED F121/346	DRAGO MICHAEL
LOT 11 COLONIAL HEIGHTS			
04/29/2021	DRAGO ANTHONY (SIGNED BY DRAGO MICHAEL)	DEED 1744/59	VOLUSIA VENTURES, LLC
Description LT 11 Description COLONIAL HGTS AD Description CLARK DIST			
02/07/2003	PROGRESSIVE BANK	DEED 1348/49	DRAGO ANTHONY GRILL CAROLYN S
Description LT 11 Description COLONIAL HGTS AD			
04/29/2002	LEVINE RANDALL C TRUSTEE JENKINS MICHAEL C BY TRUSTEE JENKINS SANDRA DIANE BY TRUSTEE	DEED 1339/93	PROGRESSIVE BANK
Description LT 11 Description COLONIAL HGTS			
06/25/1999	CRISS DEBRA C CRISS ROBERT M	DEED 1311/430	JENKINS MICHAEL C

Adverse Item Table	OC/FT	DT	liens
NDUKWE LUCKY ORJI			
NDUKWE KEISHA LUCKY			SEP 2 '25 AM 11:44
STAR CHAMBER DEFENSE FORCE LLC	DB-1749-238		

CTS-17-2024-112

REFERENCE ITEMS

LUCKY AND KEISHA NDUKWE 11412 133RD ST SOUTH OZONE PARK NY 11420	17-DEED-1749-238
NO ADDRESS	17-DEED-1744-62

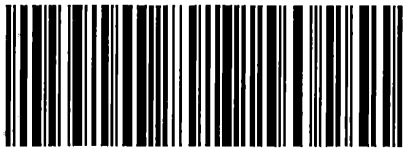
Heldas: No Clause Warranty: SW Fully signed: YES consideration: 200	This Deed states that Anthony Drago is Grantor, but deed references Michael Drago as h

Heldas: JTROS Warranty: SW Fully signed: YES consideration: 7,000.00	No address for Grantee	17-DEED-1348-49

DB-1749-662,SCTL-51-486

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 9762 16



(2024-C-000112-HARRISON COUNTY-WVTB LLC)

THE EXPONENT TELEGRAM
POST OFFICE BOX 2000
CLARKSBURG, WV 26302-2000

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

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

THE EXPONENT TELEGRAM
POST OFFICE BOX 2000
CLARKSBURG, WV 26302-2000

To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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

(2024-C-000112-HARRISON COUNTY- WVTB LLC)

THE EXPONENT TELEGRAM
POST OFFICE BOX 2000
CLARKSBURG, WV 26302-2000

DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0687 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000112 , located in CLARK CLARKSBURG CORP District, 1 LOT 11 COLONIAL HTS which was returned delinquent or nonentered in the name of DRAGO MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 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 2023 - 6357 .	$1,046.31
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 2024-6483 .	$922.60
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$1,024.32
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$3,204.28**

You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand October 1, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

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 9762 23

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

THE SHINNSTON NEWS/HARRISON COUNTY
POST OFFICE BOX 429
LEWISBURG, WV 24901

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

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

THE SHINNSTON NEWS/HARRISON COUNTY
POST OFFICE BOX 429
LEWISBURG, WV 24901

To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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

(2024-C-000112-HARRISON COUNTY- WVTB LLC)

THE SHINNSTON NEWS/HARRISON COUNTY
POST OFFICE BOX 429
LEWISBURG, WV 24901

DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0687 0000 0000

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Given under my hand October 1, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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: 03/30/2026

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 1616 35. Our records indicate that this item was delivered on 03/25/2026 at 11:54 a.m. in MARLINTON, WV 24954. 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: 2024-C-000112 HARRISON COUNTY

UNITED STATES POSTAL SERVICE

Date Produced: 03/30/2026

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 1621 51. Our records indicate that this item was delivered on 03/25/2026 at 11:54 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient : 18102 Seneca Trail

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: 2024-C-000112 HARRISON COUNTY

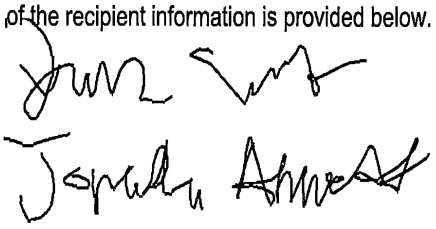
UNITED STATES POSTAL SERVICE

Date Produced: 07/27/2026

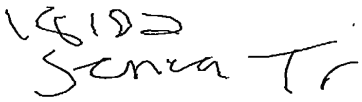
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 2542 21. Our records indicate that this item was delivered on 07/22/2026 at 12:30 p.m. in MARLINTON, WV 24954. 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: 2024-C-000112 HARRISON COUNTY

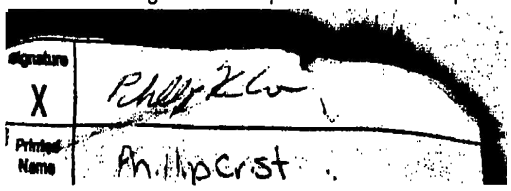
UNITED STATES POSTAL SERVICE

Date Produced: 10/20/2025

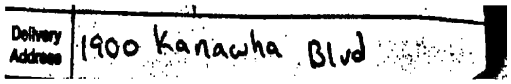
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9694 47. Our records indicate that this item was delivered on 10/14/2025 at 06:11 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: 2024-C-000112 HARRISON

UNITED STATES POSTAL SERVICE

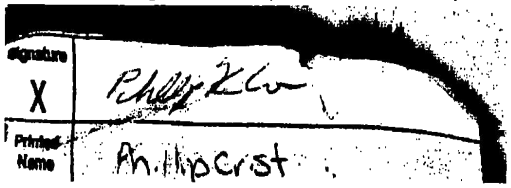
BK1835 PG0636

Date Produced: 10/20/2025

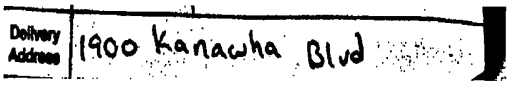
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9694 54. Our records indicate that this item was delivered on 10/14/2025 at 06:11 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: 2024-C-000112 HARRISON

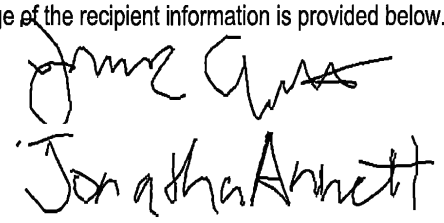
UNITED STATES POSTAL SERVICE

Date Produced: 07/27/2026

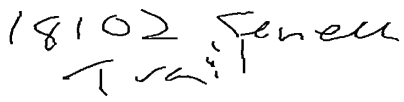
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 2540 54. Our records indicate that this item was delivered on 07/23/2026 at 12:18 p.m. in MARLINTON, WV 24954. 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: 2024-C-000112 HARRISON COUNTY

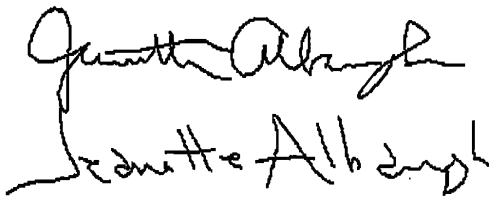
UNITED STATES POSTAL SERVICE

Date Produced: 10/13/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9762 23. Our records indicate that this item was delivered on 10/06/2025 at 11:34 a.m. in LEWISBURG, WV 24901. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

PO BOX 429

LEWISBURG, WV 24901-0429

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: 2024-C-000112 HARRISON

UNITED STATES POSTAL SERVICE

Date Produced: 10/13/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9762 16. Our records indicate that this item was delivered on 10/06/2025 at 01:21 p.m. in CLARKSBURG, WV 26301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

PO BOX 2000

CLARKSBURG, WV 26302-2000

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.

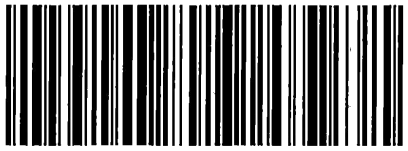
Sincerely,
United States Postal Service

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: 2024-C-000112 HARRISON

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 9694 54

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

KEISHA NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

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

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

KEISHA NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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

(2024-C-000112-HARRISON COUNTY- WVTB LLC)

KEISHA NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0687 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000112 , located in CLARK CLARKSBURG CORP District, 1 LOT 11 COLONIAL HTS which was returned delinquent or nonentered in the name of DRAGO MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 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 2023 - 6357 .	$1,046.31
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 2024-6483 .	$922.60
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$1,024.32
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$3,204.28**

You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand October 1, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

CERTIFIED MAIL™

CHARLESTON WV 25

25 PM 3 L

US POSTAGE PITNEY BOWES

ZIP 25305 $ 008.86⁰
02 4W
0000381984 OCT. 02. 2025

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 9694 54

'25 OCT 14 PM2:40

(2024-C-000112-HARRISON COUNTY-WVTB LLC)
KEISHA NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

NIXIE 152 FE 1 0010/11/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 25305000999 *0271-06283-03-25

ANK

BK1835 PG0643

BK1835 PG0644

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 9694 47



(2024-C-000112-HARRISON COUNTY-WVTB LLC)

LUCKY NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

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

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

LUCKY NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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

(2024-C-000112-HARRISON COUNTY- WVTB LLC)

LUCKY NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0687 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000112 , located in CLARK CLARKSBURG CORP District, 1 LOT 11 COLONIAL HTS which was returned delinquent or nonentered in the name of DRAGO MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

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Given under my hand October 1, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

CERTIFIED MAIL™

CHARLESTON WV 25

OCT 2025 AM 3 L

US POSTAGE™ PITNEY BOWES

ZIP 25305 $ 008.86⁰
02 4W
0000381984 OCT. 02. 2025

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 9694 47

25 OCT 14 PM 2:52

(2024-C-000112-HARRISON COUNTY-WVTB LLC)
LUCKY NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

NIXIE 152 FE 1 0010/11/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

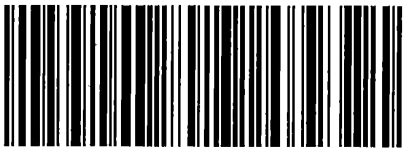
BC: 25305002139 *0271-04343-03-26

ANK
26305-350-3221

BK1835 PG0647

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 9694 61



(2024-C-000112-HARRISON COUNTY-WVTB LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850A
FLORENCE, KY 41042-2915

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



(2024-C-000112-HARRISON COUNTY-WVTB LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850A
FLORENCE, KY 41042-2915

To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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

(2024-C-000112-HARRISON COUNTY- WVTB LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850A
FLORENCE, KY 41042-2915

DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0687 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000112 , located in CLARK CLARKSBURG CORP District, 1 LOT 11 COLONIAL HTS which was returned delinquent or nonentered in the name of DRAGO MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$1,024.32
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$3,204.28**

You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand October 1, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

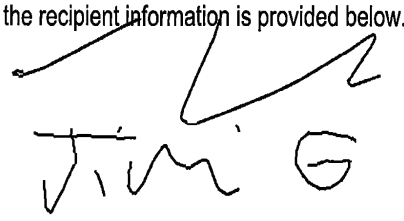
BK1835 PG0651

Date Produced: 10/13/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9694 61. Our records indicate that this item was delivered on 10/08/2025 at 09:35 a.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

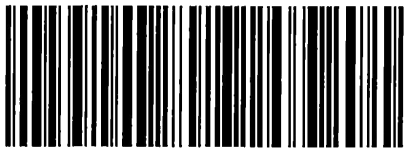
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2024-C-000112 HARRISON

BK1835 PG0652

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 9694 30



(2024-C-000112-HARRISON COUNTY-WVTB LLC)

KEISHA NDUKWE
11412 133RD ST
S OZONE PARK, NY 11420-2112

BK1835 PG0653

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

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

KEISHA NDUKWE
11412 133RD ST
S OZONE PARK, NY 11420-2112

To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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.

BK1835 PG0654

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

(2024-C-000112-HARRISON COUNTY- WVTB LLC)

KEISHA NDUKWE
11412 133RD ST
S OZONE PARK, NY 11420-2112

DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0687 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000112 , located in CLARK CLARKSBURG CORP District, 1 LOT 11 COLONIAL HTS which was returned delinquent or nonentered in the name of DRAGO MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

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Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$3,204.28**

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If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand October 1, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

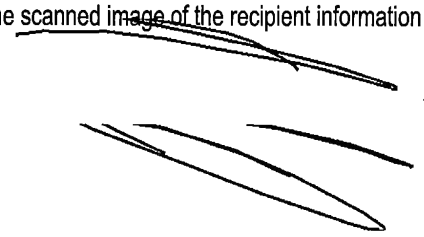
BK1835 PG0655

Date Produced: 10/13/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9694 30. Our records indicate that this item was delivered on 10/07/2025 at 01:04 p.m. in SOUTH OZONE PARK, NY 11420. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : **11412 133RD ST, SOUTH OZONE PARK, NY 11420**

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.

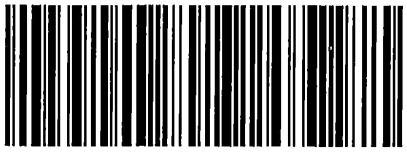
Sincerely,
United States Postal Service

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: 2024-C-000112 HARRISON

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 9694 23



(2024-C-000112-HARRISON COUNTY-WVTB LLC)

LUCKY NDUKWE
11412 133RD ST
S OZONE PARK, NY 11420-2112

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

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

LUCKY NDUKWE
11412 133RD ST
S OZONE PARK, NY 11420-2112

To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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

(2024-C-000112-HARRISON COUNTY- WVTB LLC)

LUCKY NDUKWE
11412 133RD ST
S OZONE PARK, NY 11420-2112

DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0687 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000112 , located in CLARK CLARKSBURG CORP District, 1 LOT 11 COLONIAL HTS which was returned delinquent or nonentered in the name of DRAGO MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

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Given under my hand October 1, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

Date Produced: 10/13/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9694 23. Our records indicate that this item was delivered on 10/06/2025 at 01:54 p.m. in SOUTH OZONE PARK, NY 11420. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 11412 133RD ST, SOUTH
OZONE PARK, NY 11420

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.

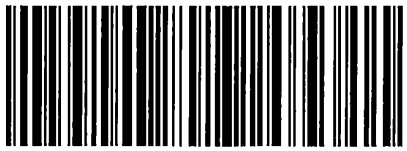
Sincerely,
United States Postal Service

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: 2024-C-000112 HARRISON

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 9694 78



(2024-C-000112-HARRISON COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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

(2024-C-000112-HARRISON COUNTY- WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0687 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000112 , located in CLARK CLARKSBURG CORP District, 1 LOT 11 COLONIAL HTS which was returned delinquent or nonentered in the name of DRAGO MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 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 2023 - 6357 .	$1,046.31
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 2024-6483 .	$922.60
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$1,024.32
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$3,204.28**

You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand October 1, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

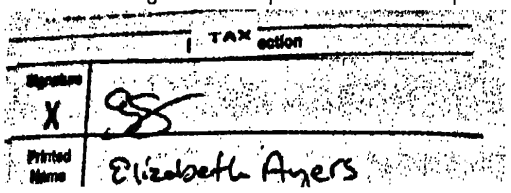
BK1835 PG0663

Date Produced: 10/13/2025

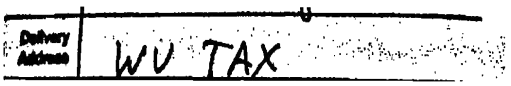
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9694 78. Our records indicate that this item was delivered on 10/06/2025 at 10:09 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: 2024-C-000112 HARRISON

FEB 23'26 AM11:43

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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 CLARK CLARKSBURG CORP MAP 18 PARCEL 0687

You will take notice that WVTB LLC, the purchaser of the following real estate, Cert No.2024-C-000112, located in CLARK CLARKSBURG CORP District, 1 LOT 11 COLONIAL HTS which was returned delinquent or nonentered in the name of DRAGO MICHAEL, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 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 2023-6357.

$1,046.31

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 2024-6483 .

$922.60

Additional taxes with interest.

$0.00

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

$211 .05

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

$1,024.32

Additional Statutory Fees with Interest.

$0.00

Total Amount Due and Payable to WV State Auditor cashier check, money

$0.00

Total Amount Due and Payable to WV State Auditor cashier check, money order, certified or personal check.

$3,204.28

You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand October 1, 2025

Christal G. Perry Deputy Commissioner of Delinquent and Nonentered Lands of HARRISON 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

Ad#1498743

FEB 23 '26 AM11:44

BK1835 PG0666

PUBLISHER'S CERTIFICATE

I, Rebekah Holmes,
Classified Manager of THE EXPONENT TELEGRAM, a newspaper of general circulation published in the city of Clarksburg, County and state aforesaid, do hereby certify that the annexed:

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

FEB 23 '26 AM 11:44

Ad# 1498743

was published in THE EXPONENT-TELEGRAM 3 time(s) commencing on 02/03/2026 and ending on 02/17/2026 at the request of

WV STATE AUDITOR OFFICE EXPONENT.

Given under my hand this 02/17/2026.

The publisher's fee for said publication is: $114.26.

Rebekah Holmes
Classified Manager of The Exponent-Telegram

Subscribed to and sworn to before me this 02/17/2026

Carole Wilkinson
Notary Public in and for Harrison County, WV

My commission expires on

The 29 day of December 20 30

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Carole Wilkinson
211 6th St
Pont Pleasant WV 25550
My Commission Expires December 29, 2030

Shinnston Harrison County
The News & Journal

BK1835 PG0667

LEGAL

(2024-C-00010) - HARRISON COUNTY - WVTB LLC)
To: JAYNE MITCHELL, JAYNE MITCHELL, JAYNE MITCHELL, 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 an interest in the subject property.
DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0316 0000 0000
You will take notice that WVTB LLC, the purchaser of the following real estate, Cert No. 2024-C-000130, located in CLARK CLARKSBURG CORP District, 1 LOT 5 MECHANIC ST, which was returned delinquent or nonreturned in the name of MITCHELL MARY LOU, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025, WVTB LLC requests that you be notified a deed for such real estate on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026, 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 2023 - 8025.	$ 1,449.16
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 2024 - 8607.	$ 691.20
Additional taxes with interest.	$ 0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$ 211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$ 1,010.94
Additional Statutory Fees with interest.	$ 0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	$ 3,352.35

You may redeem at any time before February 28, 2026, by paying the above total less any unearned interest. *If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*
Given under my hand October 1, 2025
Christal G. Perry
Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

(2024-C-00012 - HARRISON COUNTY - WVTB LLC)
To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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 an interest in the subject property.
DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0687 0000 0000
You will take notice that WVTB LLC, the purchaser of the following real estate, Cert No. 2024-C-000112, located in CLARK CLARKSBURG CORP District, 1 LOT 11 COLONIAL HTS, which was returned delinquent or nonreturned in the name of DRAGO MICHAEL, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025, WVTB LLC requests that you be notified a deed for such real estate on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026, 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 2023 - 6353.	$ 1,046.31
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 2024 - 6483.	$ 932.60
Additional taxes with interest.	$ 0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$ 211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$ 1,014.32
Additional Statutory Fees with interest.	$ 0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	$ 3,204.28

You may redeem at any time before February 28, 2026, by paying the above total less any unearned interest. *If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*
Given under my hand October 1, 2025
Christal G. Perry
Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

(2024-C-000304 - HARRISON COUNTY - WVTB LLC)
To: DELIA MORGAN, DELIA MORGAN, DELIA MORGAN, DELIA MORGAN, DELIA MORGAN, 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 an interest in the subject property.
DISTRICT CLAY SHINNSTON CORP MAP 1004 PARCEL 0042 0000 0000
You will take notice that WVTB LLC, the purchaser of the following real estate, Cert No. 2024-C-000304, located in CLAY SHINNSTON CORP District, 2 LOTS PIKE & REBECCA SYS INC PCL 43, which was returned delinquent or nonentered in the name of MORGAN DELIA M, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025, WVTB LLC requests that you be notified a deed for such real estate on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026, 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 2023 - 10424.	$ 2,409.49
Back tax tickets, with interest, and charges due on the date of certification for ticket number.	$ 00.0
Subsequent of taxes paid on the property, with interest to for tax year 2024 - 18901.	$ 2,164.17
Additional taxes with interest.	$ 0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$ 211.05
Amount paid for Title Examination, notice to redeem, publication, personal service.	$ 1,037.69
Secretary of State with interest.	
Additional Statutory Fees with interest.	$ 0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	$ 5,822.40

You may redeem at any time before February 28, 2026, by paying the above total less any unearned interest. *If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*
Given under my hand October 1, 2025
Christal G. Perry
Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

(2024-C-000357 - HARRISON COUNTY - WVTB LLC)
To: JOSEPH NAVARRO, OCCUPANT, JOSEPH NAVARRO, 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 an interest in the subject property.
DISTRICT COAL OUTSIDE DISTRICT MAP 1111 PARCEL 0289 0000 0000
You will take notice that WVTB LLC, the purchaser of the following real estate, Cert No. 2023-C-000357, located in COAL OUTSIDE DISTRICT District, 1 LOT A PTS SD #16-17 SUMMIT PARK which was returned delinquent or nonentered in the name of FULTZ JEANNINE L, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025, WVTB LLC requests that you be notified a deed for such real estate on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026, 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 2023 - 21145.	$ 265.84
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 2024 - 23250.	$ 193.84
Additional taxes with interest.	$ 0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$ 211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$ 1,002.44
Additional Statutory Fees with interest.	$ 0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	$ 1,673.17

You may redeem at any time before February 28, 2026, by paying the above total less any unearned interest. *If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*
Given under my hand October 1, 2025
Christal G. Perry
Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

NOV 18 '25 PM2:15

(2024-C-000358 - HARRISON COUNTY - WVTB LLC)
To: JOSEPH NAVARRO, OCCUPANT, JOSEPH NAVARRO, 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 an interest in the subject property.
DISTRICT COAL OUTSIDE DISTRICT MAP 1111 PARCEL 0290 0000 0000
You will take notice that WVTB LLC, the purchaser of the following real estate, Cert No. 2023-C-000358, located in COAL OUTSIDE DISTRICT District, 1 LOT PT 46 & 17 SUMMIT PARK, which was returned delinquent or nonentered in the name of FULTZ JEANNINE LEE, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025, WVTB LLC requests that you be notified a deed for such real estate on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026, 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 2023 - 21146.	$ 218.52
Back tax tickets, with interest, and charges due on the date of certification for ticket number.	$ 00.0
Subsequent of taxes paid on the property, with interest to for tax year 2024 - 22251.	$ 670.57
Additional taxes with interest.	$ 0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$ 211.05
Amount paid for Title Examination, notice to redeem, publication, personal service.	$ 1,007.32
Secretary of State with interest.	
Additional Statutory Fees with interest.	$ 0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	$ 2,107.46

You may redeem at any time before February 28, 2026, by paying the above total less any unearned interest. *If the above real estate if your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*
Given under my hand October 1, 2025
Christal G. Perry
Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

(2024-C-000359 - HARRISON COUNTY - WVTB LLC)
To: SUGARFOOT PROPERTIES LLC, VALERIE HURST, TRUSTEE, GARY D SHAW, TRUSTEE, FREEDOM BANK, FREEDOM-BANK, SUGARFOOT PROPERTIES LLC, SUGARFOOT PROPERTIES LLC, 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 an interest in the subject property.
DISTRICT COAL OUTSIDE DISTRICT MAP 1111 PARCEL 0397 0000 0000
You will take notice that WVTB LLC, the purchaser of the following real estate, Cert No. 2023-C-000359, located in COAL OUTSIDE DISTRICT District, 1 LOT 11 SUMMIT PARK, which was returned delinquent or nonentered in the name of SUGARFOOT PROPERTIES LLC, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025, WVTB LLC requests that you be notified a deed for such real estate on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026, 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 2023 - 34060.	$ 957.34
Back tax tickets, with interest, and charges due on the date of certification for ticket number.	$ 00.0
Subsequent of taxes paid on the property, with interest to for tax year 2024 - 24412.	$ 928.17
Additional taxes with interest.	$ 0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$ 211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$ 1,066.96
Additional Statutory Fees with interest.	$ 0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	$ 3,163.52

You may redeem at any time before February 28, 2026, by paying the above total less any unearned interest. *If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*
Given under my hand October 1, 2025
Christal G. Perry
Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

"Grapevine" *From Pg 8.*

Layer the basil so that each leaf is covered with oil. Sprinkle each layer lightly with salt.

Repeat the process until all of the basil leaves have been used.

If the basil leaves are floating on the top, weigh them down with a small plate.

To use the basil, remove the weight and fish out some leaves.

Maintain at least 1 inch of oil above the unused basil leaves?

Storing Basil By Salting

This is an age-old method of preserving basil when electricity and refrigration were not available.

You will need a small crock, canning salt, but not table, salt and basil

Place in the bottom of a clean dry crock. Layer the leaves putting a light sprinkling of salt on each layer.

Repeat the process and press down firmly every several layers that do not crush.

Fill to within 2 inches of the top of the crock.

Press down firmly and add a large amount of salt to the top.

Store in a cool dry place.

To use, simply fish out the required number of leaves, replacing salt on top as necessary.

I know that several of you will dry your basil or preserve it in the freezer. The above methods will ensure that you will have a fresh basil taste.

Just a reminder when you cannot get fresh tomatoes get a can of whole tomatoes, cut up the onion and add oil and fresh basil and you have a good winter tomato salad. You can also use canned diced tomatoes to make bruschetta.

A big thank,you to Wanda Ashcraft for sharing this book with us.

Stay warm, enjoy our fall foliage and until,next week " Now You Have Heard It Through The Grapevine."

Shinnston News & Harrison County Journal

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

CERTIFICATE OF PUBLICATION

State of West Virginia
County of Harrison, SS:

I, **Kathleen Stickley**, one of the Editors or Agents of **Shinnston News & Harrison County Journal,** a weekly newspaper of general circulation published in the County of Harrison, State of West Virginia, do certify that publication of the advertisement or advertisements **Notice to Redeem: 2024-C-000112-Harrison County-WVTB LLC,** attached hereto was made in **3 issue(s)** of the newspaper, dated **October 16th, 23rd and 30th, 2025.**

Given under my hand this **7th Day of November 2025.**

K. Stickley
Editor or Publisher

$181.49
Publication fee

NOV 18 '25 PM2:15

Subscribed and Sworn to before me
This 7 day of November, 2025
My commission expires: August 20, 2028.

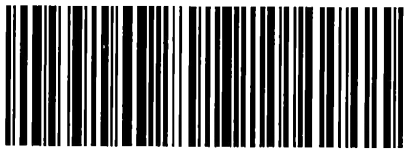
Signature Kathy L S Hunter
Notary Public

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

ENTERED

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 9002 2542 21



(2024-C-000112 - HARRISON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

{E750A7A2-46EF-41F4-949009B0DEC6BDFF}[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
07/20/2026

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

RE: HARRISON COUNTY 2024-C-000112
KEISHA NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

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. As part of that step, you are requested to conduct a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records.

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 ***thirty (30) days*** from the receipt of this letter the additional address and an additional estimated cost of **$51.24** 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,

Christal G. Perry

Christal G. Perry

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.

BK1835 PG0672

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**

Dear Purchaser:

Personal service on the above captioned individual was returned to the West Virginia State Auditor's Office as a result of the process server's **Affidavit of Non-Service**.

Please contact your attorney to see how you wish to ensure service of process. If all service of process has been exhausted on this property, then you or your attorney must provide our office with the enclosed affidavit indicating that you conducted a subsequent search of all publicly available county records, including but not limited to county tax records and the county clerk's records, and no new addresses for the person designated as being entitled to notice to redeem were discovered through due diligence. If this affidavit is completed by you as the purchaser, then your signature must be notarized. For our office to accept an affidavit a request for publication along with the funds to complete this publication must accompany this affidavit if publication was not requested in your original request. You may visit our website at **https://www.wvsao.gov/CountyCollections/Default#NTRCalculator** to calculate this cost. Please provide the West Virginia State Auditor's Office with that information within the reasonable period of time of thirty (30) days from the receipt of this letter if you wish to continue with the deed process.

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

Sincerely,

County Collections Division

AFFIDAVIT OF EXHAUSTION FOR PURCHASER

County: _____

Certificate Number: _____

Purchaser Name: _____

I, _____, on behalf of the purchaser of the above listed tax lien, hereby certify that I have undertaken a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records, to discover any new addresses for the person/persons that were previously designated in the purchaser's notice to redeem list and which were returned as unclaimed or undeliverable. Through execution of proper due diligence in conducting a subsequent search, I certify that I was unable to identify any new addresses. Insofar as no additional addresses were discovered in the county records, I request that publication be utilized as a final step in the notice process.

Complete the following paragraph only if a party entitled to notice is discovered to be deceased.

I, _____, affirm that _____, a party previously designated by the purchaser as entitled to notice to redeem, is deceased and that their administrator/executor has previously been provided with notice to redeem or no administrator/executor was ever appointed.

I swear or affirm under penalty of law that the above information is true and accurate:

_____

Applicant

State of: _____,

County of: _____,

The foregoing instrument was acknowledged by me this _____day of _____, 20__, by _____.

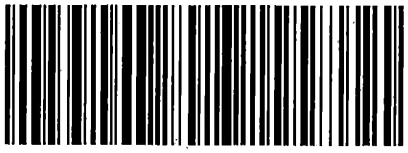
My commission expires: _____, _____.

_____.

Notary Public

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 9002 1616 35



(2024-C-000112 - HARRISON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

BK1835 PG0675

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
03/23/2026

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

RE: HARRISON COUNTY 2024-C-000112
KEISHA NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

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. As part of that step, you are requested to conduct a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records.

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 ***thirty (30) days*** from the receipt of this letter the additional address and an additional estimated cost of **$50.86** 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,

Christal G. Perry

Christal G. Perry

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.

BK1835 PG0677

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 9002 2540 54



(2024-C-000112 - HARRISON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

{E750A7A2-46EF-41F4-949009B0DEC6BDFF}[RETURN MAIL LETTER]

BK1835 PG0678

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
07/20/2026**

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

RE: HARRISON COUNTY 2024-C-000112
LUCKY NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

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.

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

Sincerely,

Christal G. Perry

Christal G. Perry

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.

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**

Dear Purchaser:

Personal service on the above captioned individual was returned to the West Virginia State Auditor's Office as a result of the process server's **Affidavit of Non-Service**.

Please contact your attorney to see how you wish to ensure service of process. If all service of process has been exhausted on this property, then you or your attorney must provide our office with the enclosed affidavit indicating that you conducted a subsequent search of all publicly available county records, including but not limited to county tax records and the county clerk's records, and no new addresses for the person designated as being entitled to notice to redeem were discovered through due diligence. If this affidavit is completed by you as the purchaser, then your signature must be notarized. For our office to accept an affidavit a request for publication along with the funds to complete this publication must accompany this affidavit if publication was not requested in your original request. You may visit our website at **https://www.wvsao.gov/CountyCollections/Default#NTRCalculator** to calculate this cost. Please provide the West Virginia State Auditor's Office with that information within the reasonable period of time of thirty (30) days from the receipt of this letter if you wish to continue with the deed process.

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

Sincerely,

County Collections Division

AFFIDAVIT OF EXHAUSTION FOR PURCHASER

County: _____

Certificate Number: _____

Purchaser Name: _____

I, _____, on behalf of the purchaser of the above listed tax lien, hereby certify that I have undertaken a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records, to discover any new addresses for the person/persons that were previously designated in the purchaser's notice to redeem list and which were returned as unclaimed or undeliverable. Through execution of proper due diligence in conducting a subsequent search, I certify that I was unable to identify any new addresses. Insofar as no additional addresses were discovered in the county records, I request that publication be utilized as a final step in the notice process.

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I swear or affirm under penalty of law that the above information is true and accurate:

_____

Applicant

State of: _____,

County of: _____,

The foregoing instrument was acknowledged by me this _____day of _____, 20__, by _____.

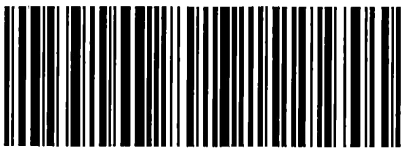
My commission expires: _____, _____.

_____.

Notary Public

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 9002 1621 51



(2024-C-000112 - HARRISON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

BK1835 PG0683

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
03/23/2026

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

RE: HARRISON COUNTY 2024-C-000112
LUCKY NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301

Dear Purchaser:

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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,

Christal G. Perry

Christal G. Perry

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: $93.72

Billing Name / Organization: WVTB LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954-6840

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-000112

County: HARRISON

Legal Description: 1 LOT 11 COLONIAL HTS

Map: 18 Parcel: 0687 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
☐	☐	☐	☑	☐	☐	☐

LUCKY NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301
USA

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

KEISHA NDUKWE
522 S 5TH ST
CLARKSBURG, WV 26301
USA

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

'26 APR 10 AM 11:11

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



(2024-C-000112-HARRISON COUNTY-WVTB LLC)
LUCKY NDUKWE - PERSONAL SERVICE
522 S 5TH ST
CLARKSBURG, WV 26301

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

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

LUCKY NDUKWE - PERSONAL SERVICE
522 S 5TH ST
CLARKSBURG, WV 26301

To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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

(2024-C-000112-HARRISON COUNTY- WVTB LLC)

LUCKY NDUKWE - PERSONAL SERVICE
522 S 5TH ST
CLARKSBURG, WV 26301

DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0687 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000112 , located in CLARK CLARKSBURG CORP District, 1 LOT 11 COLONIAL HTS which was returned delinquent or nonentered in the name of DRAGO MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 2026 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 2023 - 6357 .	$1,082.39
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 2024-6483 .	$955.09
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$213.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$1,062.75
Additional Statutory Fees with Interest.	$95.59
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$3,409.07**

You may redeem at any time before June 30, 2026 by paying the above total less any unearned interest.

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand April 20, 2026

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

BK1835 PG0689

Harrison County Sheriff's Office
609 West Main Street
Clarksburg, West Virginia 26301
Law Enforcement 304-423-7700
Civil Process 304-423-7708 / Home Incarceration 304-423-7710

OTHER

Return # 210309
Process # CIV26-03100
Docket # 2024-C-000112
Reference # Harrison

STATE OF WEST VIRGINIA }
COUNTY OF HARRISON }
}
}
WV STATE AUDITORS OFFICE }
Plaintiff, } SUBSTITUTE SERVICE
- vs - }
LUCKY NDUKWE }
Defendant }

I hereby certify that on the **11th day of May, 2026**, **a LETTER TO REDEEM PROPERTY**, in the above entitled action, came into my hand for service. That on the **2nd day of June, 2026** at **9:12 AM**, in said county, **I did serve the documents on LUCKY NDUKWE.**
Served the within **a LETTER TO REDEEM PROPERTY** on the within named **LUCKY NDUKWE**, on the **2nd day of June, 2026** at **9:12 AM** by delivering on that day a copy of said **a LETTER TO REDEEM PROPERTY** to **POSTED ON PROPERTY**, (a member of His/Her family over the age of sixteen years), at His/her usual place of abode, **522 S 5TH ST, CLARKSBURG, WV 26301** in Harrison County, West Virginia, giving the said **POSTED ON PROPERTY** information of the purport of said **a LETTER TO REDEEM PROPERTY** the said **LUCKY NDUKWE** not being found.

Item	Disburse To	Amount Owed	Amount Paid
		Total Owed	**$0.00**
		Total Paid	**$0.00**
		Uncollectible	**$0.00**
		Remaining	**$0.00**

Invoice # IN202603105
WV STATE AUDITORS OFFICE
1900 KANAWHA BLVD E APT BLDG #1/ROOM W-118, CHARLESTON, WV 25305-0009

Comments
PROPERTY VACANT AND CONDEMNED

Date Returned 6/2/26

Signed _____ **Date** 6/2/26

Robert Matheny II
Harrison County Sheriff
By: Shaun Fleming
609 W MAIN ST
CLARKSBURG, WV 26301
Phone: (304) 423-7700
Fax: (304) 423-7945

JUN 17'26 AM10:33

BK1835 PG0690

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

Can Be Posted

(2024-C-000112-HARRISON COUNTY-WVTB LLC)
LUCKY NDUKWE - PERSONAL SERVICE
522 S 5TH ST
CLARKSBURG, WV 26301

By 6-30

JUN 17'26 AM10:23

{E750A7A2-46EF-41F4-949009B0DEC6BDFF}[NTR LETTER]

RECEIVED

MAY 11 2026

HARRISON COUNTY
PROCESS DIVISION

6/2/26 Posted

grop Vacant & Condemned

03100

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

(2024-C-000112-HARRISON COUNTY-WVTB LLC)
KEISHA NDUKWE - PERSONAL SERVICE
522 S 5TH ST
CLARKSBURG, WV 26301

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

(2024-C-000112-HARRISON COUNTY-WVTB LLC)

KEISHA NDUKWE - PERSONAL SERVICE
522 S 5TH ST
CLARKSBURG, WV 26301

To: LUCKY NDUKWE, KEISHA NDUKWE, LUCKY NDUKWE, KEISHA NDUKWE, 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

(2024-C-000112-HARRISON COUNTY- WVTB LLC)

KEISHA NDUKWE - PERSONAL SERVICE
522 S 5TH ST
CLARKSBURG, WV 26301

DISTRICT CLARK CLARKSBURG CORP MAP 18 PARCEL 0687 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000112 , located in CLARK CLARKSBURG CORP District, 1 LOT 11 COLONIAL HTS which was returned delinquent or nonentered in the name of DRAGO MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 2026 will be as follows:

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Additional taxes with interest.	$0.00
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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$1,062.75
Additional Statutory Fees with Interest.	$95.59
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Given under my hand April 20, 2026

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON 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

BK1835 PG0694

Harrison County Sheriff's Office
609 West Main Street
Clarksburg, West Virginia 26301
Law Enforcement 304-423-7700
Civil Process 304-423-7708 / Home Incarceration 304-423-7710

OTHER

Return # 210310
Procéss # CIV26-03101
Docket # 2024-C-000112
Reference # Harrison

STATE OF WEST VIRGINIA
COUNTY OF HARRISON

WV STATE AUDITORS OFFICE
Plaintiff,
- vs -
KEISHA NDUKWE
Defendant

SUBSTITUTE SERVICE

I hereby certify that on the **11th day of May, 2026, a LETTER TO REDEEM PROPERTY**, in the above entitled action, came into my hand for service. That on the **2nd day of June, 2026** at **9:13 AM**, in said county, **I did serve the documents on KEISHA NDUKWE.**
Served the within **a LETTER TO REDEEM PROPERTY** on the within named **KEISHA NDUKWE**, on the **2nd day of June, 2026** at **9:13 AM** by delivering on that day a copy of said **a LETTER TO REDEEM PROPERTY** to **POSTED ON PROPERTY** , (a member of His/Her family over the age of sixteen years), at His/her usual place of abode, **522 S 5TH ST, CLARKSBURG, WV 26301** in Harrison County, West Virginia, giving the said **POSTED ON PROPERTY** information of the purport of said **a LETTER TO REDEEM PROPERTY** the said **KEISHA NDUKWE** not being found.

Item	Disburse To	Amount Owed	Amount Paid
		Total Owed	**$0.00**
		Total Paid	**$0.00**
		Uncollectible	**$0.00**
		Remaining	**$0.00**

Invoice # IN202603106
WV STATE AUDITORS OFFICE
1900 KANAWHA BLVD E APT BLDG #1/ROOM W-118, CHARLESTON, WV 25305-0009

Comments
PROPERTY IS VACANT AND CONDEMNED

Date Returned 6/2/26

Signed _____ **Date** 6/2/26

Robert Matheny II
Harrison County Sheriff
By: Shaun Fleming
609 W MAIN ST
CLARKSBURG, WV 26301
Phone: (304) 423-7700
Fax: (304) 423-7945

JUN 17 '26 AM10:33

BK1835 PG0695

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

Can Be posted

(2024-C-000112-HARRISON COUNTY-WVTB LLC)
KEISHA NDUKWE - PERSONAL SERVICE
522 S 5TH ST
CLARKSBURG, WV 26301

BY
6-30

JUN 17 '25 AM10:33

{E750A7A2-46EF-41F4-949009B0DEC6BDFF}{NTR LETTER}

RECEIVED

MAY 11 2026

HARRISON COUNTY
PROCESS DIVISION

6/2/26 posted
prop vacant & condemned

03101

AFFIDAVIT OF EXHAUSTION FOR PURCHASER

County: HARRISON

Certificate Number: 2024-C-000112/LUCKY NDUKWE

Purchaser Name: WVTB LLC

I, Oak Hall, member, on behalf of the purchaser of the above listed tax lien, hereby certify that I have undertaken a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records, to discover any new addresses for the person/persons that were previously designated in the purchaser's notice to redeem list and which were returned as unclaimed or undeliverable. Through execution of proper due diligence in conducting a subsequent search, I certify that I was unable to identify any new addresses. Insofar as no additional addresses were discovered in the county records, I request that publication be utilized as a final step in the notice process.

Complete the following paragraph only if a party entitled to notice is discovered to be deceased.

I, _____, affirm that _____, a party previously designated by the purchaser as entitled to notice to redeem, is deceased and that their administrator/executor has previously been provided with notice to redeem or no administrator/executor was ever appointed.

I swear or affirm under penalty of law that the above information is true and accurate:

_____

Applicant

State of: WV,

County of: Pocahontas,

The foregoing instrument was acknowledged by me this 22 day of July, 2026, by Jonathan Annett.

My commission expires: 11/21/28.

_____

Notary Public

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

JUL 31 2026 AM 11:17

BK1835 PG0697

AFFIDAVIT OF EXHAUSTION FOR PURCHASER

County: HARRISON

Certificate Number: 2024-C-000112/KEISHA NDUKWE

Purchaser Name: WVTB LLC

I, Oak Hall, member, on behalf of the purchaser of the above listed tax lien, hereby certify that I have undertaken a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records, to discover any new addresses for the person/persons that were previously designated in the purchaser's notice to redeem list and which were returned as unclaimed or undeliverable. Through execution of proper due diligence in conducting a subsequent search, I certify that I was unable to identify any new addresses. Insofar as no additional addresses were discovered in the county records, I request that publication be utilized as a final step in the notice process.

Complete the following paragraph only if a party entitled to notice is discovered to be deceased.

I, _____, affirm that _____, a party previously designated by the purchaser as entitled to notice to redeem, is deceased and that their administrator/executor has previously been provided with notice to redeem or no administrator/executor was ever appointed.

I swear or affirm under penalty of law that the above information is true and accurate:

_____
Applicant

State of: WV,
County of: Pocahontas,

The foregoing instrument was acknowledged by me this 22 day of July, 2026, by Jonathan Annett.

My commission expires: 11/21/28, _____.

_____
Notary Public

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

JUL 31 2026 AM 11:17