

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

Boone County
Roger Toney, Clerk
Instrument 202400003244
09/30/2024 @ 11:23:13 AM
TAX DEED
Book 360 @ Page 535

This deed made this 26th day of September, 2024 by and between G. Russell Rollyson, Jr., appointee of the Honorable John B. McCuskey, State Auditor, grantor and WVTA LLC, purchaser, grantee, witnesseth, that \$ 76.00
Transfer Tax \$ 2.75

Whereas, in pursuance of the statutes in such case made and provided, G. Russell Rollyson, Jr., appointee of the Honorable John B. McCuskey, State Auditor, did in the month of May, in the year 2023, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2021 to 2022, and WVTA LLC for the sum of \$260.30, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name of ANGLE REBECCA ; and

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


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

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

The undersigned hereby declares that the consideration paid for the conveyance is \$260.30.

Certificate of Sale Number: 2022-C-000232
7 SF., TRACT 5, HURR. BR., BY SURVEY (MB21-PG11) , WASHINGTON DISTRICT

Witness the following signature:

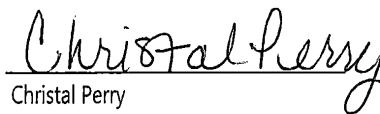

G. Russell Rollyson, Jr.
Appointee of the Honorable John B. McCuskey, State Auditor

State of West Virginia
County of Kanawha, to wit:

I, Christal Perry, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that G. Russell Rollyson, Jr., Appointee of the Honorable John B. McCuskey, State Auditor, whose name is signed to the foregoing writing bearing the date of the 26th day of September, 2024, has acknowledge they same before me in said County.

Given under my hand this 26th day of September, 2024. My commission expires April 4, 2028,




Christal Perry
Notary Public

This instrument was prepared from a form by G. Russell Rollyson, Jr., Appointee of the Honorable John B. McCuskey, State Auditor, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

CERTIFICATE OF CERTIFICATION NO: 2022-C- 000232

BOONE COUNTY

COUNTY 08 WASHINGTON

DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF BOONE COUNTY
ON 10/31/2023 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 08 22 0020 0004 0000 ACCOUNT # 00017066

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2021 0000017578	ANGLE REBECCA	7 SF., TRACT 5, HURR. BR., BY SURVEY (MB21-PG11)
	531 HARNEY HEIGHTS ROAD GENEVA	FL 32732
	DELINQUENT TAXES	37.96
	INTEREST	2.85
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
2022 0000017617	ANGLE REBECCA	7 SF., TRACT 5, HURR. BR., BY SURVEY (MB21-PG11)
	531 HARNEY HEIGHTS ROAD GENEVA	FL 32732
	DELINQUENT TAXES	41.06
	INTEREST	.15
	PUBLICATIONS & NOTICES	.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	TOTAL	167.02

GIVEN UNDER MY HAND THIS DATE 10/31/2023.

SHERIFF, COUNTY OF BOONE COUNTY

SALE APPROVAL LETTER

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

Certificate of Sale Number: BOONE COUNTY 2022-C-000232

Memorandum of real estate sold in the county of BOONE on this 5th day of May, 2023 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: 7 SF., TRACT 5, HURR. BR., BY SURVEY (MB21-PG11)

District: WASHINGTON **Map:** 22 **Parcel:** 0020 0004 0000

Taxpayer:

ANGLE REBECCA
531 HARNEY HEIGHTS ROAD
GENEVA, FL 32732

Delinquent Taxes: 2021 - 17578	\$110.81
Interest on Delinquent Taxes	\$7.76
Subsequent Taxes: 2022-17617 Taxpayer: ANGLE REBECCA	\$59.12
Back Taxes:	\$0.00
Certification Fee	\$25.50
Publication Fee	\$30.60
Auditor's Fee	\$16.51
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$260.30
Amount Due	\$260.30
Surplus	\$0.00

Purchaser:

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954



John B. McCuskey
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by September 2, 2023, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$40.55

Billing Name / Organization: WVTA LLC

Address: 18102 SENECA TRL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2022-C-000232

County: BOONE COUNTY

Legal Description: 7 SF., TRACT 5, HURR. BR., BY SURVEY (MB21-PG11)

Map: 22 Parcel: 0020 0004 0000

RCVD JUN 30 '28

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REBECCA ANGLE
531 HARVEY HEIGHTS RD
GENVEA, FL 32732
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

MICHAEL C. DOSS
ATTORNEY AT LAW

821 TENTH AVENUE
MARLINTON, WV 24954

TELEPHONE
(304) 799-7119
FACSIMILE
(304) 799-7118

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

RE: ANGLE REBECCA

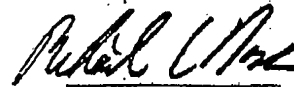
7 SF., TRACT 5, HURR. BR., BY SURVEY (MB21-PG11)
WASHINGTON District
Boone County, West Virginia

Certificate No. 2022-C-000232 CIN CTS-03-2022-232

Dear Oak Hall,

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

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



Michael C Doss
STATE BAR NO. 4642



D124178

RCVD JUN 30 '23

RCVD JUN 30 '23



TITLE WORKSHEET

D124177

Boone County - 03

Name(s) ANGLE REBECCA Description 7 SF., TRACT 5, HURR. BR., BY SURVEY (MB21-PG11) WASHINGTON Dist (08) Map 0022 Parcel 0020 Sub 0004

TITLE WORK CODE: CTS-03-2022-232
PUT ON ALL ADDITIONAL PAGES

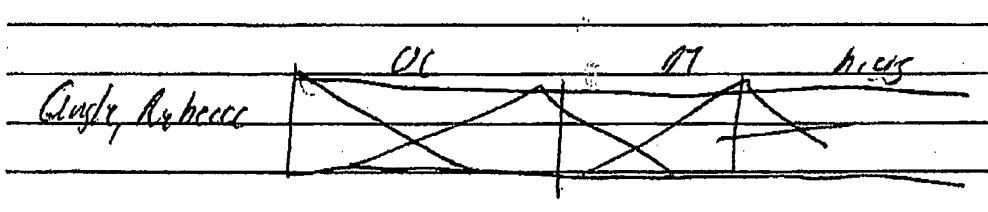
LANDBOOK 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012: ANGLE REBECCA Book/Page: 237/331 Tax Class: 3
LANDBOOK 2021: ANGLE REBECCA Book/Page: 237/331 Tax Class: 3

11/2/02. Rebecca Angle NO 237/331 Ricky Coultter
531 Barclay Heights Road
Covada, Ia. 52732
 by his commission
 Ronald Skelton
 Sheriff of Boone
 County, IA

NO
 11/2/09 Ricky Coultter NO 2/460 Ollie Coultter
Turner Wright Parkway
Covada Iowa
Francis Reynolds
Baron Near Covada
Melba Stripling
Rebecca Angle
James Coultter, Sr.

1/5/87 Intertel Road Theretta Maude Coultter

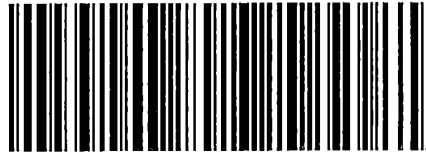
2/16/81 Ollie Coultter NO 69/381 Willie B. Maunders
Theretta Maude Coultter Luella Clara Maunders



Stop 5/29/23 - 11:21 am

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9150 56



(2022-C-000232-BOONE COUNTY-WVTA LLC)

REBECCA ANGLE
531 HARVEY HEIGHTS RD
GENVEA, FL 32732

954867C3-2B33-4ED7-8CDB80217664BE21}[NTR LETTER]

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



(2022-C-000232-BOONE COUNTY-WVTA LLC)

REBECCA ANGLE
531 HARVEY HEIGHTS RD
GENVEA, FL 32732

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

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



(2022-C-000232-BOONE COUNTY- WVTA LLC)

REBECCA ANGLE
531 HARVEY HEIGHTS RD
GENVEA, FL 32732

DISTRICT KYLE MAP 40 PARCEL WASHINGTON 22 0020 0004 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000232 , located in WASHINGTON District, 7 SF., TRACT 5, HURR. BR., BY SURVEY (MB21-PG11) which was returned delinquent or nonentered in the name of ANGLE REBECCA , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on May 5, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after January 30, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 29, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 17578 .	\$127.43
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-17617 .	\$63.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$110.02
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$580.55
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$881.61

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

Given under my hand September 1, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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: 09/18/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9150 56. Our records indicate that this item was delivered on 09/15/2023 at 02:14 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

John Z. ...
PIZZERIA CRIST

Address of Recipient :

1900 Kanawha Blvd

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2022-C-000232 BOONE




Date Produced: 09/18/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9150 56. Our records indicate that this item was delivered on 09/16/2023 at 08:23 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	
Printed Name	PHILIP CAST

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
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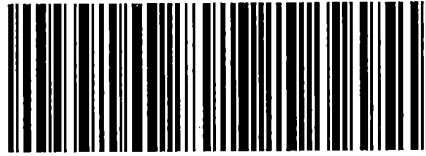
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9150 49



(2022-C-000232-BOONE COUNTY-WVTA LLC)

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

954867C3-2B33-4ED7-8CDB80217664BE21}[NTR LETTER]

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



(2022-C-000232-BOONE COUNTY-WVTA LLC)

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

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

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



(2022-C-000232-BOONE COUNTY- WVTA LLC)

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

DISTRICT KYLE MAP 40 PARCEL WASHINGTON 22 0020 0004 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000232** , located in WASHINGTON District, 7 SF., TRACT 5, HURR. BR., BY SURVEY (MB21-PG11) which was returned delinquent or nonentered in the name of ANGLE REBECCA , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on May 5, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after January 30, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 29, 2024 will be as follows:

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Given under my hand September 1, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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**


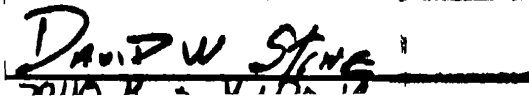


Date Produced: 09/11/2023


STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9150 49. Our records indicate that this item was delivered on 09/05/2023 at 02:02 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :



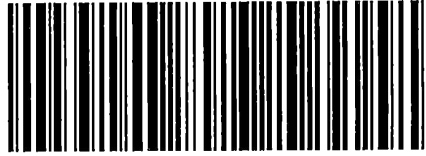
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Sincerely,
United States Postal Service

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9150 32



(2022-C-000232-BOONE COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

954867C3-2B33-4ED7-8CDB80217664BE21}[NTR LETTER]

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



(2022-C-000232-BOONE COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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

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



(2022-C-000232-BOONE COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT KYLE MAP 40 PARCEL WASHINGTON 22 0020 0004 0000

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G. Russell Rollyson, Jr.

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


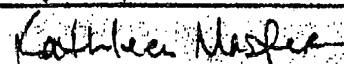
Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

Date Produced: 09/11/2023


STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9150 32. Our records indicate that this item was delivered on 09/05/2023 at 06:42 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	

Address of Recipient :

Delivery Address	
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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

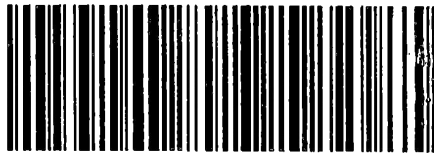
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

CERTIFIED MAIL™

CHARLESTON

1.57

USPS CERTIFIED MAIL



9414 8091 0924 9000 0150 56

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



US POSTAGE™ PITNEY BOWES



ZIP 25305 \$007.18⁰
02 4W
0000381984 SEP. 01. 2023

SEP 18 '23 @ 10:58

DEC

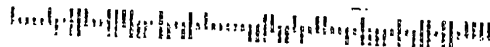
(2022-C-000232-BOONE COUNTY-WVTA LLC)

REBECCA ANGLE
531 HARVEY HEIGHTS RD
GENVEA, FL 32732

R-T-S- 327324531-1N 009 09/09/23

RETURN TO SENDER
DECEASED
UNABLE TO FORWARD
RETURN TO SENDER

32732-95033



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



(2022-C-000232-BOONE COUNTY-WVTA LLC)
REBECCA ANGLE - PERSONAL SERVICE
C/O ESTATE OF REBECCA ANGLE
531 HARVEY HEIGHTS RD
GENVEA, FL 32732

954867C3-2B33-4ED7-8CDB80217664BE21][NTR LETTER]

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



(2022-C-000232-BOONE COUNTY-WVTA LLC)

REBECCA ANGLE - PERSONAL SERVICE
C/O ESTATE OF REBECCA ANGLE
531 HARVEY HEIGHTS RD
GENVEA, FL 32732

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

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



(2022-C-000232-BOONE COUNTY- WVTA LLC)

REBECCA ANGLE - PERSONAL SERVICE
C/O ESTATE OF REBECCA ANGLE
531 HARVEY HEIGHTS RD
GENVEA, FL 32732

DISTRICT WASHINGTON MAP 22 PARCEL 0020 0004 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000232 , located in WASHINGTON District, 7 SF., TRACT 5, HURR. BR., BY SURVEY (MB21-PG11) which was returned delinquent or nonentered in the name of ANGLE REBECCA , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on May 5, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after August 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 17578 .	\$134.08
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-17617 .	\$66.98
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$113.32
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$614.61
Additional Statutory Fees with Interest.	\$131.95
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,060.94

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

Given under my hand May 28, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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

VERIFIED RETURN OF SERVICE

State of West Virginia

County of Boone

Case Number: 2022-C-000232 Court Date: 7/31/2024



Plaintiff:
WVTA LLC

For:
Russell Rollyson
West Virginia Office of the State Auditor
1900 Kanawha Boulevard, East
State Capitol, Building 1, Suite W118
Charleston, WV 25305

Received by COMPASS INVESTIGATIONS on the 31st day of May, 2024 at 4:49 pm to be served on REBECCA ANGLE C/O ESTATE OF REBECCA ANGLE, 531 HARVEY HEIGHTS RD, GENEVA, FL 32732.

I, Erica Lynn Edwards, being duly sworn, depose and say that on the 18th day of June, 2024 at 2:25 pm, I:

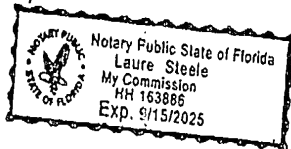
SUBSTITUTE served by delivering a true copy of the **WEST VIRGINIA STATE AUDITOR'S OFFICE NOTICE AND LETTER REGARDING TAX LIEN** with the date and hour of service endorsed thereon by me, to: **THERESA ALLEN** as **CO-RESIDENT** at the address of: **531 HARVEY HEIGHTS RD, GENEVA, FL 32732**, the within named person's usual place of Abode, who resides therein, who is fifteen (15) years of age or older and informed said person of the contents therein, in compliance with state statutes.

Description of Person Served: Age: 50, Sex: F, Race/Skin Color: Caucasian, Height: 5'3", Weight: 125, Hair: Dark Blonde, Glasses: N

I do hereby certify that I have no interest in the above action, that I am over the age of eighteen, and that I am a Certified Process Server in the Judicial Circuit in which it was served. Under penalties of perjury, I declare that I have read the forgoing affidavit and that the facts stated in it are true. No Notary required Pursuant to F.S. 92.525 (2)

Subscribed and sworn to before me on this the 18th day of June, 2024 by the affiant who is personally known to me.

Notary public



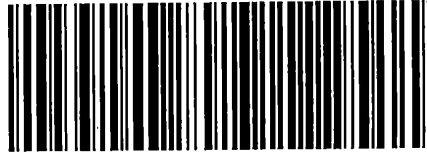
Erica Lynn Edwards
18-0026

COMPASS INVESTIGATIONS
927 S.E. 1ST STREET
POMPANO BEACH, FL 33060
(954) 527-5722

Our Job Serial Number: JVS-2024006938
Ref: RUSSELL ROLLYSON

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 2353 82



(2022-C-000232 - BOONE COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

954867C3-2B33-4ED7-8CDB80217664BE21][RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands

04/03/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: BOONE COUNTY 2022-C-000232
REBECCA ANGLE
531 HARVEY HEIGHTS RD
GENVEA, FL 32732

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$129.36** This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

G. Russell Rollyson Jr.

G. Russell Rollyson, Jr.

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service

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

Supplemental Notice to Redeem Form

Total Cost: \$103.85

Billing Name / Organization: WVTA LLC

Address: 18102 SENECA TRL

City / State / Zip: MARLINTON, WV 24954

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

Certification / Certificate Number: 2022-C-000232

County: BOONE

Legal Description: 7 SF., TRACT 5, HURR. BR., BY SURVEY (MB21-PG11)

Map: 22 Parcel: 0020 0004 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REBECCA ANGLE
C/O ESTATE OF REBECCA ANGLE
531 HARVEY HEIGHTS RD
GENVEA, FL 32732
USA

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

APR 11 '24 AM 11:39