

(2023-C-000255 - GREENBRIER COUNTY - WVTK LLC)

To: JOHN BAKER, JOHN BAKER, JOHN BAKER, JOHN BAKER, OCCUPANT, 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 LEWISBURG CORP MAP 24 PARCEL 0186 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert. No. 2023-C-000255**, located in LEWISBURG CORP District, CONS LTS 11, 12 & 13 BELLADD BELLDR 150X150 (D, which was returned delinquent and nonentered in the name of BAKER JOHN JAY & DEBRA ANN, and was sold by the deputy commissioner of delinquent and nonentered lands of GREENBRIER County at the sale for the delinquent taxes on July 3, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 2025 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 2022 - 17220.	\$ 2,082.82
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 2023 - 17244.	\$ 1,811.29
Additional taxes with interest.	\$ 0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$ 212.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$ 1,064.22
Additional Statutory Fees with Interest.	\$ 0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order or certified or personal check.	\$ 5,170.38

You may redeem at any time before June 30, 2025 by paying the above total less any unearned interest.

Given under my hand January 27, 2025

G. Russell Rollyson, Jr.

G. Russell Rollyson, Jr.

Deputy Commissioner of Delinquent and

Nonentered Lands of GREENBRIER County, State of West Virginia

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