

(2024-C-000497 - HARRISON COUNTY - CHAMPAGNE PROPERTIES 4, LLC)
To: J HOWARD BENNETT ESTATE, OCCUPANT, MARGARET A KNIGHT, CITY OF CLARKSBURG, STATE OF WEST VIRGINIA TAX DEPARTMENT, TIMOTHY HOWARD BENNETT, BARBARA J COMER, UNKNOWN HEIRS OF J HOWARD BENNETT, 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 CLARKSBURG CORP MAP 13 PARCEL 0617 0000 6002

You will take notice that CHAMPAGNE PROPERTIES 4, LLC, the purchaser of the tax lien(s) on the following real estate, **Cert. No.** 2024-C-000497, located in COAL CLARKSBURG CORP District, 1 LOT PT 20 BILTMORE HTS (1601 1/2 WILLIAMS AVE-RE, which was returned delinquent or nonentered in the name of BENNETT J HOWARD ESTATE & MARGARET, and was sold by the deputy commissioner of delinquent or nonentered lands of HARRISON County at the sale for the delinquent taxes on May 15, 2025. CHAMPAGNE PROPERTIES 4, 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 - 25094	\$ 887.64
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 - 25488.	\$ 790.10
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, Additional Statutory Fees with interest.	\$ 1,033.85
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$ 2,922.64

You may redeem at any time before February 28, 2026 by paying the above total less any unearned check.
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 September 19, 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 Blvd East
Building 1, Room W-114
Charleston, West Virginia 25305.
Questions please call 1-888-509-6568**