

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



(2022-C-000114-JEFFERSON COUNTY-MAXCEL GLOBAL LLC)

SPIRIT OF JEFFERSON FARMER'S ADVOCATE
POST OFFICE BOX 966
CHARLES TOWN, WV 25414

To: ROBERT J OWENS, PAMELA J OWENS, 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.

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DISTRICT KABLETOWN MAP 6E PARCEL 0095 0000 0000

You will take notice that MAXCEL GLOBAL LLC , the purchaser of the following real estate, **Cert No. 2022-C-000114** , located in KABLETOWN District, SEC 1C #25 SHANNONDALE which was returned delinquent or nonentered in the name of OWENS ROBERT J & PAMELA J , and was sold by the deputy commissioner of delinquent and nonentered lands of JEFFERSON County at the sale for the delinquent taxes on June 29, 2023. MAXCEL GLOBAL LLC requests that you be notified a deed for such real estate will be made on or after September 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before August 31, 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 2021 - 18834 .	\$135.81
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 2022-18938 .	\$57.86
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$130.35
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$665.05
Additional Statutory Fees with Interest.	\$557.29
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,546.36

You may redeem at any time before August 31, 2025 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 June 16, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of JEFFERSON 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**