

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 191167 Back Creek Property Management)

SPIRIT OF JEFFERSON FARMER'S ADVOCATE  
POST OFFICE BOX 966  
CHARLES TOWN, WV 25414-0966

To: , ALL OF THE UNKNOWN HEIRS, DEVISEES, CREDITORS, REPRESENTATIVES, SUCCESSORS OR ASSIGNS OF SHAPOUR SHIRANI, WHOSE ADDRESSES ARE UNKNOWN, 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 HARPERS FERRY MAP 13J PARCEL 0015 00000000**

You will take notice that Back Creek Property Management, the purchaser of the following real estate, Certification No. 191167, located in HARPERS FERRY District, SEC D #56-WESTRIDGE HILLS which was returned delinquent or nonentered in the name of SHIRANI SHAPOUR, and was sold by the deputy commissioner of delinquent and nonentered lands of Jefferson County at the sale for the delinquent taxes on 06/11/2024. Back Creek Property Management requests that you be notified a deed for such real estate will be made on or after 03/23/2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before 03/23/2026 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to 03/23/2026	\$533.22
Amount of taxes paid on the property, since the sale, with interest to 03/23/2026	\$0.00
Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 03/23/2026.	\$1085.07
Additional Statutory Fees with Interest to 03/23/2026.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the <b>The Honorable , Sheriff of Jefferson County.</b>	\$1618.29

You may redeem at any time before 03/23/2026 by paying the above total less any unearned interest.  
Given under my hand 1/20/2026

*Christal G. Perry*

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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**