

Office of the Secretary of State
Building 1 Suite 157-K
1900 Kanawha Blvd E.
Charleston, WV 25305

**** LEGAL NOTICE ****
COPY



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

USPS CERTIFIED MAIL™



9214 8901 1251 3410 0003 6468 88

CONNIE JO MAGGIO
142 FORUM DRIVE
MOORESVILLE, NC 28117

Control Number: 300475

Defendant: CONNIE JO MAGGIO
142 FORUM DRIVE
MOORESVILLE, NC 28117 US

County: Kanawha

Civil Action: NTR176737 21-S-1053

Certified Number: 92148901125134100003646888

Service Date: 12/12/2022

I am enclosing:

1 notice to redeem

which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in your name and on your behalf.

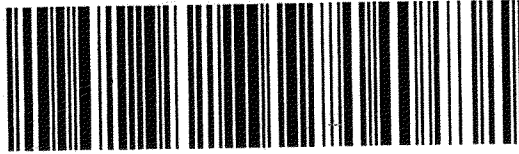
*Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in your name and on your behalf as your attorney-in-fact. Please address any questions about this document directly to the court or the plaintiff's attorney, shown in the enclosed paper, **not to the Secretary of State's office.***

Sincerely,

A handwritten signature in cursive script that reads "Mac Warner".

Mac Warner
Secretary of State

Clerk of the Kanawha County Commission
PO Box 3226
Charleston, WV 25332
(304) 357-0121 / 357-0228



9214 8969 0099 9790 1146 9287 36

ELECTRONIC RETURN RECEIPT REQUESTED

NOTICE TO REDEEM

4604
CONNIE JO MAGGIO (SEC OF STATE)
142 FORUM DR
MOORESVILLE, NC 28117

Certificate of Sale: 21-S-1053
Serial ID: 4604

RE: Sold in the name of: ELLIS THOMAS F & DOROTHY (2020) ELLIS STEPHEN (202
Property Description: FRONT & RR 1-399/1000A PT LT C CABELL ESTATE 1 IMP
Tax District: ELK

You will take notice that on 16-November-2021 the Sheriff of Kanawha County, West Virginia did sell at the annual auction for delinquent tax liens to Christiana Trust as Custodian for GRAN-Z, LLC, the purchaser of said tax lien for the real estate referenced above which was returned delinquent for the 2020 tax year. Furthermore, the aforementioned purchaser requested that you be notified that a tax deed for such real estate will be made to them on or after the first day of April 2023 as provided by law, unless before that date you redeem such real estate with the County Clerk of Kanawha County, West Virginia. The amount due necessary to redeem as of 3/31/2023, is itemized as follows:

Amount paid at Sheriff's Sale	\$8,442.75
Interest due through 3/31/2023	\$1,435.27
Amount of taxes paid on property since the sale	\$0.00
Interest on additional taxes paid since 10/25/2022	\$0.00
Amount paid for title examination (including interest)	\$575.00
Amount paid for County Clerk processing fee	\$30.00
Charges for personal service of notice	\$90.00
Amount paid for 1st Class and certified mail	\$79.10
Amount paid for legal publication	\$300.00
Amount DUE to SHERIFF OF KANAWHA COUNTY	\$10,952.12
Amount DUE to COUNTY CLERK	\$35.00
TOTAL AMOUNT REQUIRED TO REDEEM	\$10,987.12

PERSONAL CHECKS WILL NOT BE ACCEPTED
We require CERTIFIED FUNDS or CASH only

Separate payments must be made to the Kanawha County Sheriff and the County Clerk as indicated above.

Clerk of the County Commission of
Kanawha County, West Virginia

Send payments to: Kanawha County Clerk, Attn: Redemption Dept, PO Box 3226, Charleston, WV 25332