

Mail to: WVTK LLC
18102 Seneca Trail
Marlinton, WV 24954

THIS DEED, made 12/26/2024 between Christal G. Perry , Deputy Commissioner of Delinquent and Nonentered Lands of Cabell County, West Virginia, grantor, and WVTK LLC, purchaser, grantee, witnesseth, that

Whereas, in pursuance of the statutes in such case made and provided, **Christal G. Perry** , Deputy Commissioner of Delinquent and Nonentered Lands of Cabell County, did on 4/24/2024, sell the real estate hereinafter mentioned and described for the taxes delinquent thereon for the year(s) 2019 to 2022, for the sum of \$2,000.00, that being the amount of purchase money paid to the Deputy Commissioner, WVTK LLC did become the purchaser of such real estate, which was returned delinquent in the name of ABLES JENNIFER M; and

Whereas, the Deputy Commissioner, Christal G. Perry , has caused the notice to redeem to be served on all persons required by law to be served therewith; and

Whereas, the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set forth in such notice has expired.

Now, therefore, the grantor for and in consideration of the premises recited herein, and pursuant to the provisions of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTK LLC grantee, his heirs and assigns forever, the real estate so purchased, situate in the County of Cabell, bounded and described as follows: **Cert. No.: 066918**, described as BLK F LT 4-5 BUNG ADN 1910 BUNGALOW AVE, HUNTINGTON GIDEON CORP District.

The undersigned hereby declares that the consideration paid for this conveyance is \$2,000.00.

Witness the following signature:

Christal G. Perry

Christal G. Perry

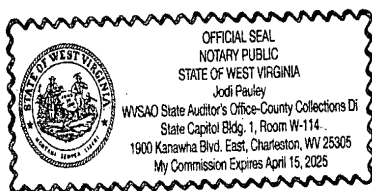
Deputy Commissioner of Delinquent and Nonentered Lands of Cabell County

State of West Virginia

County of Kanawha, to wit:

I, Jodi Pauley, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry , Deputy Commissioner of Delinquent and Nonentered Lands for Cabell County, West Virginia, whose name is signed to the foregoing writing bearing the date 12/26/2024 has this acknowledged the same before me in said County.

Given under my hand this 12/26/2024. My commission expires April 15, 2025.



Jodi Pauley

Jodi Pauley

Notary Public

Cabell County
Scott Caserta, Clerk
Instrument 6220435
02/05/2025 @ 09:46:46 AM
DEED
Book 1518 @ Page 209
Pages Recorded 26
Recording Cost \$
Transfer Tax \$
74.00
11.00

This instrument was prepared from a form by Christal G. Perry , Deputy Commissioner of Cabell County, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

West Virginia State Auditor's Office
Notice to Redeem Form

Name / Organization: WVTk LLC

Address: 18102 Seneca Trail

City: Marlinton

State: WV Zip: 24954

Phone: 3043894951 ext:

Certification / Certificate Number: 066918

(One certification per page)

County: Cabell

Legal Description: BLK F LT 4-5 BUNG ADN 1910 BUNGALOW AVE

Name and address of those to be notified (Please Check All that Apply):

☒ Certified Mail Only ☐ Certified & Regular Mail ☐ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

JENNIFER ABLES
1910 BUNGALOW AVE
HUNTINGTON, WV 25701-4212

☒ Certified Mail Only ☐ Certified & Regular Mail ☐ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

CITY OF HUNTINGTON
OFFICE OF CITY ATTORNEY
CITY HALL
PO BOX 1659
HUNTINGTON, WV 25717-1659

☒ Certified Mail Only ☐ Certified & Regular Mail ☐ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

Occupant
1910 BUNGALOW AVE
HUNTINGTON, WV 25701

☒ Certified Mail Only ☐ Certified & Regular Mail ☐ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

IRS, Attn: Advisory Consolidated Receipts
7940 Kentucky Drive
Stop 2850F
Florence, KY 41042

JUL 18 '24 11:09

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead. Please check the box if you are attaching additional pages with this NTR ☒

West Virginia State Auditor's Office
Notice to Redeem Form

Name / Organization: WVTk LLC

Address: 18102 Seneca Trail

City: Marlinton

State: WV Zip: 24954

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Certification / Certificate Number: 066918

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Name and address of those to be notified (Please Check All that Apply):

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WV State Tax Department
Po Box 229
Charleston, WV 25321

☐ Certified Mail Only ☐ Certified & Regular Mail ☐ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

☐ Certified Mail Only ☐ Certified & Regular Mail ☐ Publication ☐ Personal Service ☐ Secretary of State ☐ Regular Mail Only to Occupant

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JUL 18 '24 11:09

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead. Please check the box if you are attaching additional pages with this NTR ☒

Susan (Allie) Callison, Attorney at Law
PO Box 153
Hillsboro, WV 24946
sacallisonlaw@gmail.com 304-871-7225

WVTK LLC
Attention: Oak Hall
18102 Seneca Trail
Marlinton, WV 24954

RE:

HUNTINGTON-GIDEON CORP District
Cabell County, West Virginia

Certificate No. CIN DLC-06-066918

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Cabell County, West Virginia, for the purpose of identifying any and all persons or entities who may have the right to redeem the above reference certificate. Attached are the notes for the documents examined as a result of the county index.

I acknowledge receipt of the sum of \$500.00 for my examination.

/s/ Susan A Callison
Susan A Callison
WV State Bar #14541



JUL 18 '24 11:09

TITLE WORKSHEET



County - 06

Name(s) ABLES JENNIFER M

HUNTINGTON-GIDEON CORP Dist (05) Map 0047 Parcel 0081 Sub 0000SPLIT0000

TITLE WORK CODE: DLC-06-066918

Description BLK F LT 4-5 BUNG ADN 1910 BUNGALOW AVE

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018: ABLES JENNIFER M Book/Page: 1369/279 Tax Class: 2

LANDBOOK 2021: ABLES JENNIFER M Book/Page: 1369/279 Tax Class: 2

LANDBOOK 2017, 2016, 2015, 2014: OAKES BILL J Book/Page: 1009/715 Tax Class: 2

LANDBOOK 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003: OAKES BILL J & PAMELA L Book/Page: 1009/715 Tax Class: 2

TRANSFERS

GRANTOR

GRANTEE

04/28/2017

OAKES BILL J

parent to child conveyance

DEED
1369/279

ABLES JENNIFER M

10/28/1996

LEACE JOHN W ATTORNEY IN FACT
MORTON HAZEL L BY ATTORNEY IN FACT

GW 18K
DEED
1009/715

OAKES BILL JORDAN
OAKES PAMELA LYNN

Jennifer M. Ables

OC

DT

11/23

① Jennifer M. Ables
1910 Bungalow Ave
Huntington, WV 25701

10/14/2021 170/522

1/26/2022 173/720

8/16/2023 181/730

to City of Huntington
Office of the City Attorney
City Hall, P.O. Box 1059
Huntington, WV 25717-1059

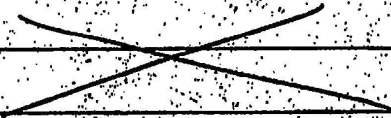
Hablee

JUL 18 '24 11:09

DC-00-00091

Hazel L. Morton

OC DT Iens



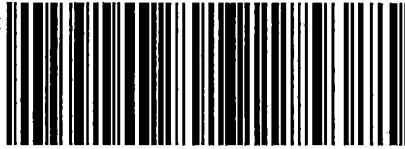
also

RNC: Jennifer Ables

JUL 18 '24 AM 11:09

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2782 66



(Cert No. 066918 WVTk LLC)

JENNIFER ABLES
1910 BUNGALOW AVE
HUNTINGTON, WV 25701-4212

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



(Cert No. 066918 WVTk LLC)

JENNIFER ABLES
1910 BUNGALOW AVE
HUNTINGTON, WV 25701-4212

To: JENNIFER ABLES, CITY OF HUNTINGTON OFFICE OF CITY ATTORNEY CITY HALL, 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.

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



(Cert No. 066918 WVTk LLC)

JENNIFER ABLES
1910 BUNGALOW AVE
HUNTINGTON, WV 25701-4212

DISTRICT HUNTINGTON GIDEON CORP MAP 47 PARCEL 0081 00000000

You will take notice that WVTk LLC, the purchaser of the following real estate; Certification No. 066918, located in HUNTINGTON GIDEON CORP District, BLK F LT 4-5 BUNG ADN 1910 BUNGALOW AVE which was returned delinquent or nonentered in the name of ABLES JENNIFER M, and was sold by the deputy commissioner of delinquent and nonentered lands of Cabell County at the sale for the delinquent taxes on 04/24/2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after 12/16/2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before 12/16/2024 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to 12/16/2024	\$3025.07
Amount of taxes paid on the property, since the sale, with interest to 12/16/2024	\$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 12/16/2024.	\$815.64
Additional Statutory Fees with Interest to 12/16/2024.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the The Honorable Charles Zerkle, Sheriff of Cabell County.	\$3840.71

You may redeem at any time before 12/16/2024 by paying the above total less any unearned interest.
Given under my hand 7/23/2024

G. Russell Rollyson Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of Cabell 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-118
Charleston, West Virginia 25305
Questions please call 1-888-509-6568**



**UNITED STATES
POSTAL SERVICE**

Date Produced: 07/29/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2782 66. Our records indicate that this item was delivered on 07/27/2024 at 10:48 a.m. in HUNTINGTON, WV 25701. The scanned image of the recipient information is provided below.

Signature of Recipient :

JA
Danish Ables

Address of Recipient :

110 Bungalow Ave

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 066918

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2782 73



(Cert No. 066918 WVTk LLC)

CITY OF HUNTINGTON OFFICE OF CITY ATTORNEY CITY HALL
PO BOX 1659
HUNTINGTON, WV 25717-1659

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



(Cert No. 066918 WVTk LLC)

CITY OF HUNTINGTON OFFICE OF CITY ATTORNEY CITY HALL
PO BOX 1659
HUNTINGTON, WV 25717-1659

To: JENNIFER ABLES, CITY OF HUNTINGTON OFFICE OF CITY ATTORNEY CITY HALL, 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.

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



(Cert No. 066918 WVTk LLC)

CITY OF HUNTINGTON OFFICE OF CITY ATTORNEY CITY HALL
PO BOX 1659
HUNTINGTON, WV 25717-1659

DISTRICT HUNTINGTON GIDEON CORP MAP 47 PARCEL 0081 00000000

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Charleston, West Virginia 25305
Questions please call 1-888-509-6568



Date Produced: 07/29/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2782 73. Our records indicate that this item was delivered on 07/26/2024 at 03:33 p.m. in HUNTINGTON, WV 25701. The scanned image of the recipient information is provided below.

Signature of Recipient :

Tom Hill
Loren Ham

Address of Recipient :

1659

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

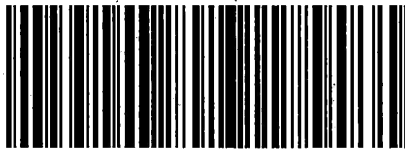
Sincerely,
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Customer Reference Number: 066918

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2782 80



(Cert No. 066918 WVTk LLC)

OCCUPANT
1910 BUNGALOW AVE
HUNTINGTON, WV 25701

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



(Cert No. 066918 WVTk LLC)

OCCUPANT
1910 BUNGALOW AVE
HUNTINGTON, WV 25701

To: JENNIFER ABLES, CITY OF HUNTINGTON OFFICE OF CITY ATTORNEY CITY HALL, OCCUPANT, IRS
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creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries,
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and other parties that may have any interest in the subject property.

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



(Cert No. 066918 WVTK LLC)

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1910 BUNGALOW AVE
HUNTINGTON, WV 25701

DISTRICT HUNTINGTON GIDEON CORP MAP 47 PARCEL 0081 00000000

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Deputy Commissioner of Delinquent and
Nonentered Lands of Cabell County, State of West Virginia

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1900 Kanawha Boulevard East
Building 1, Room W-118
Charleston, West Virginia 25305
Questions please call 1-888-509-6568



Date Produced: 07/29/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2782 80. Our records indicate that this item was delivered on 07/27/2024 at 10:48 a.m. in HUNTINGTON, WV 25701. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jo
Danish Ables

Address of Recipient :

110 Bungalow Ave

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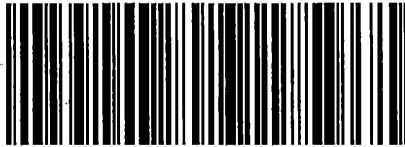
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County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-118
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2782 97



(Cert No. 066918 WVTk LLC)

IRS ATTN ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE STOP 2850F
FLORENCE, KY 41042

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



(Cert No. 066918 WVTk LLC)

IRS ATTN ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE STOP 2850F
FLORENCE, KY 41042

To: JENNIFER ABLES, CITY OF HUNTINGTON OFFICE OF CITY ATTORNEY CITY HALL, OCCUPANT, IRS
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County Collections Division
1900 Kanawha Boulevard East
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(Cert No. 066918 WVTk LLC)

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FLORENCE, KY 41042

DISTRICT HUNTINGTON GIDEON CORP MAP 47 PARCEL 0081 00000000

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G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of Cabell County, State of West Virginia

Please return this letter and payment to the
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1900 Kanawha Boulevard East
Building 1, Room W-118
Charleston, West Virginia 25305
Questions please call 1-888-509-6568



Date Produced: 07/29/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2782 97. Our records indicate that this item was delivered on 07/25/2024 at 12:41 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Stone
DAVID W. STONE
TOLSON KENT & VINTAGE

Address of Recipient :

7940 Kentucky Drive
Florence, KY 41042

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

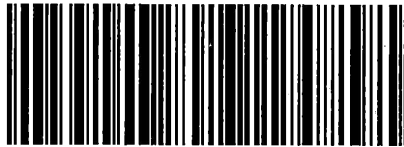
Sincerely,
United States Postal Service

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Customer Reference Number: 066918

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2783 03



(Cert No. 066918 WVTk LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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



(Cert No. 086918 WVTk LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: JENNIFER ABLES, CITY OF HUNTINGTON OFFICE OF CITY ATTORNEY CITY HALL, OCCUPANT, IRS
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-118
Charleston, West Virginia 25305



(Cert No. 066918 WVTk LLC)
WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT HUNTINGTON GIDEON CORP MAP 47 PARCEL 0081 00000000

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Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 12/16/2024.	\$815.64
Additional Statutory Fees with Interest to 12/16/2024.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the The Honorable Charles Zerkle, Sheriff of Cabell County.	\$3840.71

You may redeem at any time before 12/16/2024 by paying the above total less any unearned interest.
Given under my hand 7/23/2024

G. Russell Rollyson Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of Cabell 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-118
Charleston, West Virginia 25305
Questions please call 1-888-509-6568



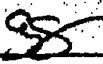
UNITED STATES
POSTAL SERVICE

Date Produced: 07/29/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2783 03. Our records indicate that this item was delivered on 07/25/2024 at 06:04 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

Delivery Address	WV TAX
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 066918