

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

This deed made this 16th day of April, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTA LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of May, in the year 2023, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2021 to 2022, and WVTA LLC for the sum of \$3,000.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2022-C-000081	TAYLOR RICHARD E & KATHY A

Whereas, The State Auditor has caused the notice to redeem to be served on all persons required by law to be served on all persons required by law to be served therewith; and

Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

Now, therefore, the grantor, for and in consideration of the premises and in pursuance of the statutes of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTA LLC, grantee, his or her heirs and assigns forever, the real estate on which the tax lien(s) so purchased existed, situate in the county of Kanawha, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2022-C-000081	8 ACRES WITCHERS CREEK	Cabin Creek District

The undersigned hereby declares that the consideration paid for the conveyance is \$3,000.00.

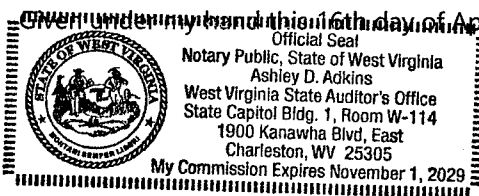
Witness the following signature:

*Christal G. Perry*

Christal G. Perry  
Appointee of the Honorable Mark A. Hunt, State Auditor

State of West Virginia  
County of Kanawha, to wit:

I, Ashley D. Adkins, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 16th day of April, 2025, has acknowledged they same before me in said County.



*Ashley D. Adkins*  
Ashley D. Adkins  
Notary Public

This instrument was prepared from a form by Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, as provided for in Chapter Article 3, Section 59 of the Code of West Virginia.

Kanawha County  
Vera J. McCormick, Clerk  
Instrument 4118516  
06/06/2025 @ 10:18:32 AM  
TAX DEED  
Book 325 @ Page 545  
Pages Recorded 111  
Recording Cost \$  
Transfer Tax \$  
168.00  
16.50

CERTIFICATE OF CERTIFICATION NO: 2022-C- 000081

KANAWHA

COUNTY 03 CABIN CREEK

DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF KANAWHA  
ON 10/31/2022 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 03 23 0017 0001 0000 ACCOUNT # 07092745

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2021 0000014420	TAYLOR RICHARD E & KATHY A 4955 WITCHER CREEK RD BELLE	8 ACRES WITCHERS CREEK  WV 25015
	DELINQUENT TAXES	138.34
	INTEREST	10.37
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	TOTAL	218.71

GIVEN UNDER MY HAND THIS DATE 10/31/2022.

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SHERIFF, COUNTY OF KANAWHA

## SALE APPROVAL LETTER

Office of the State Auditor  
County Collections Division  
State Capitol Building 1 Room W-114  
1900 Kanawha Boulevard East  
Charleston, WV 25305

**Certificate of Sale Number: KANAWHA COUNTY 2022-C-000081**

Memorandum of real estate sold in the county of KANAWHA on this 18th day of May, 2023 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

**Property Description:** 8 ACRES WITCHERS CREEK

**District:** CABIN CREEK

**Map:** 23

**Parcel:** 0017 0001 0000

**Taxpayer:**


TAYLOR RICHARD E & KATHY A  
4955 WITCHER CREEK RD  
BELLE, WV 25015

Delinquent Taxes: 2021 - 14420	\$218.71
Interest on Delinquent Taxes	\$15.31
Subsequent Taxes: Taxpayer:	\$0.00
Back Taxes:	\$0.00
Certification Fee	\$25.50
Publication Fee	\$30.60
Auditor's Fee	\$21.93
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$3,000.00
Amount Due	\$322.05
Surplus	\$2677.95

**Purchaser:**

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954



  
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by September 15, 2023, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

West Virginia State Auditor's Office  
**Notice to Redeem Form**

Total Cost: \$110.25

Billing Name / Organization: WVTA LLC

Address: 18102 SENECA TRL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951      Alt. Phone:

Certification / Certificate Number: 2022-C-000081

County: KANAWHA COUNTY

Legal Description: 8 ACRES WITCHERS CREEK

Map: 23    Parcel: 0017 0001 0000

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**Name and address of those to be notified**

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RICHARD TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641  
USA

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Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

KATHY TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641  
USA

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Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STATE OF WEST VIRGINIA  
KANAWHA COUNTY MAGISTRATE COURT  
111 COURT ST  
CHARLESTON, WV 25301-2165  
USA

23 JUL 14 PM 12:54

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROSECUTOR OF KANAWHA COUNTY  
301 VIRGINIA ST E  
CHARLESTON, WV 25301-2522  
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DONNIE PRIDDY  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641  
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

KATHY TAYLOR  
1051 WITCHER RD  
BELLE, WV 25015  
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

KATHY TAYLOR  
4955 WITCHER RD  
BELLE, WV 25015  
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OCCUPANT  
4955 WITCHER CREEK RD  
BELLE, WV 25015  
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

55:0144 70 711 82

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

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321  
USA

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead.

28 JUL 14 PM 12:55

**MICHAEL C. DOSS**

**ATTORNEY AT LAW**

**921 TENTH AVENUE  
MARLINTON, WV 24954**

**TELEPHONE  
(304) 798-7119  
FACSIMILE  
(304) 798-7118**

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

**RE: TAYLOR RICHARD E & KATHY A**

**8 ACRES WITCHERS CREEK  
CABIN CREEK District  
Kanawha County, West Virginia**

**Certificate No. 2022-C-000081 CIN CTS-20-2022-81**

**Dear Oak Hall,**

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Kanawha 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.



**Michael C Doss  
STATE BAR NO. 4642**



**D125421**

**2022-01-11 10:00**

# TITLE WORKSHEET



DI25420

Kanawha County - 20

Name(s) TAYLOR RICHARD E & KATHY A Description  
8 ACRES WITCHERS CREEK CABIN CREEK Dist (03) Map 0023  
Parcel 0017 Sub 0001

TITLE WORK CODE: CTS-20-2022-81  
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2015, 2016, 2017, 2018, 2019, 2020, 2021: TAYLOR RICHARD E & KATHY A Book/Page: 2286 / 0675 Tax Class: 2

rec'd 12/24/2021

Donnie Pridley

3116/731

Kathy A Taylor

Hand Contract

11/21/1992

→ Deceased DI 150/27  
 8/2020

Richard Eugene Taylor

2286/675

Phillip Atkinson

Kathy Ann Taylor - POS

Cheta Atkinson

Richard Eugene Taylor

3/18/1980

Richard Eugene Taylor

1938/504

Phillip Atkinson

Cheta Atkinson

9/2/1979

Phillip Atkinson

1920/130

Donna J Gonzalez

Taylor Kathy Ann

cc	DI	Wens
(3)		(1)(2)
X	X	

① Bond Encumbrance 343/186

Against:

Richard E Taylor

Kathy A Taylor

no address



CT3-20-2022-81

(1) cont'd

For: ~~Donna~~

Kanawha County Magistrate Court  
111 Court Street  
Charleston WV

Kanawha County Prosecutor  
301 Virginia St E  
Charleston WV 25301

(2) Bond Exemption 330/637  
Same as #1

(3) Land Contract 3116/731

To: Donnie Paddy  
4955 Witcher Creek Rd  
Beale WV 25015

28 JUL 14 PM 12:55

Kathy Ann Taylor  
1057 Witcher Rd  
Beale WV 25015

2286/675

Kathy A Taylor  
4955 Witcher Rd  
Beale WV 25015

tax

Stop 6/2/2023  
3:44pm

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)  
OCCUPANT - REGULAR MAIL  
4955 WITCHER CREEK RD  
BELLE, WV 25015

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL  
4955 WITCHER CREEK RD  
BELLE, WV 25015

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

OCCUPANT - REGULAR MAIL  
4955 WITCHER CREEK RD  
BELLE, WV 25015

**DISTRICT KYLE MAP 40 PARCEL CABIN CREEK 23 0017 0001 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000081** , located in CABIN CREEK District, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 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 - 14420 .	\$255.89
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$660.25
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,127.74</b>

**You may redeem at any time before March 3, 2024 by paying the above total less any unearned interest.**

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Given under my hand October 5, 2023

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA 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**

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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 5920 27

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(2022-C-000081-KANAWHA COUNTY-WVTA LLC)  
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS  
1001 VIRGINIA STREET EAST  
CHARLESTON, WV 25301

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS  
1001 VIRGINIA STREET EAST  
CHARLESTON, WV 25301

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS  
1001 VIRGINIA STREET EAST  
CHARLESTON, WV 25301

**DISTRICT CABIN CREEK MAP 23 PARCEL 0017 0001 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000081** , located in CABIN CREEK District, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 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 - 14420 .	\$279.95
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$217.65
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$732.89
Additional Statutory Fees with Interest.	\$692.30
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,922.79</b>

**You may redeem at any time before February 28, 2025 by paying the above total less any unearned interest.**

---

Given under my hand December 17, 2024

*G. Russell Rollyson, Jr.*

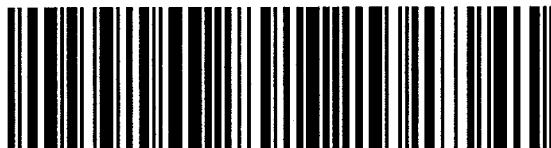
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA County, State of West Virginia

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Division 1900 Kanawha Boulevard East  
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Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

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

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USPS CERTIFIED MAIL



9414 8091 0924 9000 9812 35

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(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

RICHARD TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]



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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

RICHARD TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

RICHARD TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641

**DISTRICT KYLE MAP 40 PARCEL CABIN CREEK 23 0017 0001 0000**

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 14420 .	\$255.89
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$660.25
Additional Statutory Fees with Interest.	\$0.00
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Given under my hand October 5, 2023

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA 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**



UNITED STATES  
POSTAL SERVICE™

Date Produced: 10/23/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9812 35. Our records indicate that this item was delivered on 10/16/2023 at 02:13 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>[Handwritten Signature]</i>
Printed Name	<i>PIELEN CAST</i>

Address of Recipient :

Delivery Address	<i>1900 Kanawha Blvd</i>
------------------	--------------------------

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: 2022-C-000081 KANAWHA

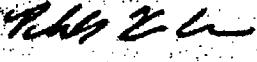


Date Produced: 10/23/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9812 35. Our records indicate that this item was delivered on 10/16/2023 at 02:09 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Point	
Signature	
Printed Name	PILLER CAST

Address of Recipient :

Delivery Address	
Delivery Address	1900 Kanawha Blvd

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

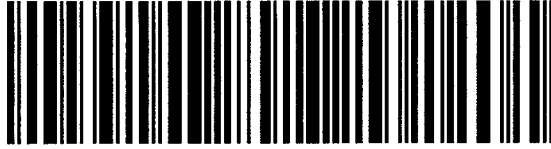
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2022-C-000081 KANAWHA

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

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USPS CERTIFIED MAIL



9414 8091 0924 9000 9812 42

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(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

KATHY TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

KATHY TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

KATHY TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641

**DISTRICT KYLE MAP 40 PARCEL CABIN CREEK 23 0017 0001 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000081** , located in CABIN CREEK District, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 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 - 14420 .	\$255.89
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$660.25
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,127.74</b>

**You may redeem at any time before March 3, 2024 by paying the above total less any unearned interest.**

---

Given under my hand October 5, 2023

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA 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**



Date Produced: 10/23/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9812 42. Our records indicate that this item was delivered on 10/16/2023 at 02:12 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>[Handwritten Signature]</i>
Printed Name	<i>PIZZERIA CAST</i>

Address of Recipient :

Delivery Address	<i>1900 Kanawha Blvd</i>
------------------	--------------------------

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: 2022-C-000081 KANAWHA





Date Produced: 10/23/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9812 42. Our records indicate that this item was delivered on 10/16/2023 at 02:09 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	<i>[Handwritten Signature]</i>
Printed Name	PILZLER CREST

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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.

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

---

USPS CERTIFIED MAIL



9414 8091 0924 9000 9812 73

---



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

DONNIE PRIDDY  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

DONNIE PRIDDY  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

DONNIE PRIDDY  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641

**DISTRICT KYLE MAP 40 PARCEL CABIN CREEK 23 0017 0001 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000081** , located in CABIN CREEK District, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 will be as follows:

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Additional taxes with interest.	\$0.00
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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$660.25
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,127.74</b>

**You may redeem at any time before March 3, 2024 by paying the above total less any unearned interest.**

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Given under my hand October 5, 2023

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA 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**



Date Produced: 10/23/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9812 73. Our records indicate that this item was delivered on 10/16/2023 at 02:16 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
<input checked="checked" type="checkbox"/>	<i>[Signature]</i>
Printed Name	PIZZELLO CAST

Address of Recipient :

Delivery address	1900 Kanawha Blvd
------------------	-------------------

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.

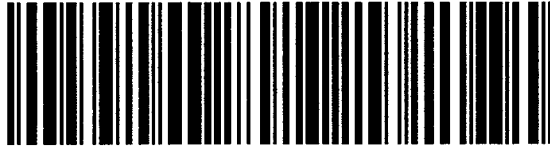
Customer Reference Number: 2022-C-000081 KANAWHA



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

---

USPS CERTIFIED MAIL



9414 8091 0924 9000 9812 59

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(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

STATE OF WEST VIRGINIA  
KANAWHA COUNTY MAGISTRATE COURT  
111 COURT ST  
CHARLESTON, WV 25301-2165

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

STATE OF WEST VIRGINIA  
KANAWHA COUNTY MAGISTRATE COURT  
111 COURT ST  
CHARLESTON, WV 25301-2165

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

STATE OF WEST VIRGINIA  
KANAWHA COUNTY MAGISTRATE COURT  
111 COURT ST  
CHARLESTON, WV 25301-2165

**DISTRICT KYLE MAP 40 PARCEL CABIN CREEK 23 0017 0001 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000081** , located in CABIN CREEK District, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 will be as follows:

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Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,127.74</b>

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Given under my hand October 5, 2023

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA 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**

Date Produced: 10/16/2023

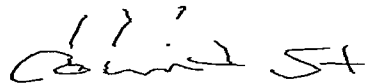
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9812 59. Our records indicate that this item was delivered on 10/10/2023 at 12:15 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
C. 707

Address of Recipient :

  
1111 5th St.

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.

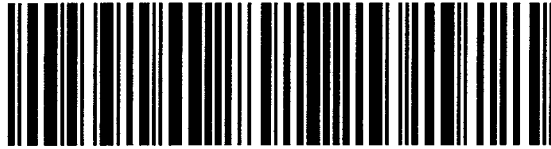
Sincerely,  
United States Postal Service

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

---

USPS CERTIFIED MAIL



9414 8091 0924 9000 9812 97

---



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

KATHY TAYLOR  
4955 WITCHER RD  
BELLE, WV 25015

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

KATHY TAYLOR  
4955 WITCHER RD  
BELLE, WV 25015

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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.

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County Collections Division  
1900 Kanawha Boulevard East  
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Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

KATHY TAYLOR  
4955 WITCHER RD  
BELLE, WV 25015

**DISTRICT KYLE MAP 40 PARCEL CABIN CREEK 23 0017 0001 0000**

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Given under my hand October 5, 2023

*G. Russell Rollyson, Jr.*

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

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Division 1900 Kanawha Boulevard East  
Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9812 97. Our records indicate that this item was delivered on 10/13/2023 at 12:33 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	<i>Philip Z. L.</i>
Printed Name	<i>PHILIP CRIST</i>

Address of Recipient :

Delivery Address	<i>1900 Kanawha Blvd</i>
---------------------	--------------------------

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.

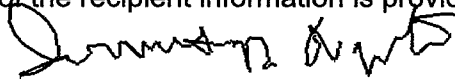


Date Produced: 07/01/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2625 00. Our records indicate that this item was delivered on 06/28/2024 at 11:31 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
Jonathan Amatt

Address of Recipient :

18102 Seneca

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.

Date Produced: 07/08/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2607 80. Our records indicate that this item was delivered on 07/02/2024 at 01:57 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>Jonathan Annett</i>
X	
Printed Name	Jonathan Annett

Address of Recipient :

Delivery Address	18102 Seneca Trail
------------------	--------------------

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.





Date Produced: 07/08/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2622 27. Our records indicate that this item was delivered on 07/02/2024 at 01:57 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>Jonathan Annett</i>
Printed Name	Jonathan Annett

Address of Recipient :

Delivery Address	18102 Seneca Trail
------------------	--------------------

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Date Produced: 07/08/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2627 15. Our records indicate that this item was delivered on 07/02/2024 at 01:57 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>Jonathan Annett</i>
X	
Printed Name	Jonathan Annett

Address of Recipient :

Delivery Address	18102 Seneca Trail
------------------	--------------------

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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.

Date Produced: 12/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5920 27. Our records indicate that this item was delivered on 12/19/2024 at 12:32 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
0007

Address of Recipient :

1001

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.

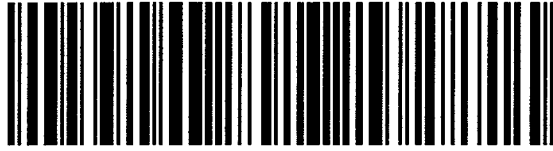
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West Virginia State Auditor's  
Office County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

---

USPS CERTIFIED MAIL



9414 8091 0924 9000 9813 03

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(2022-C-000081-KANAWHA COUNTY-WVTA LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE  
STOP 2850F  
FLORENCE, KY 41042

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

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

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

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

**DISTRICT KYLE MAP 40 PARCEL CABIN CREEK 23 0017 0001 0000**

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Given under my hand October 5, 2023

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
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Questions, please call 1-888-509-6568**

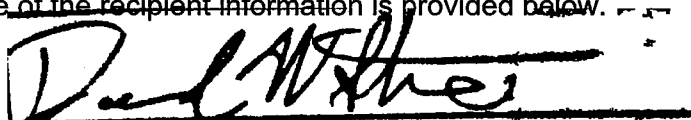


Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9813 03. Our records indicate that this item was delivered on 10/10/2023 at 01:40 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
DAVID W STONE

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

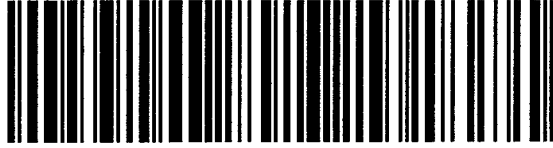
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2022-C-000081 KANAWHA

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

---

USPS CERTIFIED MAIL



9414 8091 0924 9000 9812 66

---



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

PROSECUTOR OF KANAWHA COUNTY  
301 VIRGINIA ST E  
CHARLESTON, WV 25301-2522

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]



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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

PROSECUTOR OF KANAWHA COUNTY  
301 VIRGINIA ST E  
CHARLESTON, WV 25301-2522

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

PROSECUTOR OF KANAWHA COUNTY  
301 VIRGINIA ST E  
CHARLESTON, WV 25301-2522

**DISTRICT KYLE MAP 40 PARCEL CABIN CREEK 23 0017 0001 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000081 , located in CABIN CREEK District, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 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 - 14420 .	\$255.89
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$660.25
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,127.74</b>

**You may redeem at any time before March 3, 2024 by paying the above total less any unearned interest.**

---

Given under my hand October 5, 2023

*G. Russell Rollyson, Jr.*

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

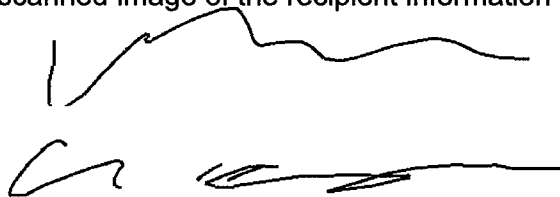
**Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections  
Division 1900 Kanawha Boulevard East  
Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9812 66. Our records indicate that this item was delivered on 10/10/2023 at 12:02 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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.

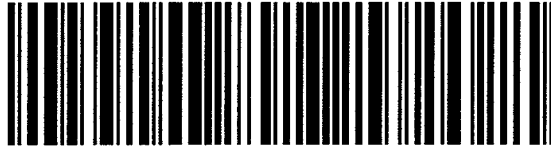
Sincerely,  
United States Postal Service

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

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

---

USPS CERTIFIED MAIL



9414 8091 0924 9000 9813 96

---



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

**DISTRICT KYLE MAP 40 PARCEL CABIN CREEK 23 0017 0001 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000081** , located in CABIN CREEK District, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 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 - 14420 .	\$255.8
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.0
Subsequent of taxes paid on the property, with interest to for tax year .	\$0.0
Additional taxes with interest.	\$0.0
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.6
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$660.2
Additional Statutory Fees with Interest.	\$0.0
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,127.7</b>

**You may redeem at any time before March 3, 2024 by paying the above total less any unearned interest.**

---

Given under my hand October 5, 2023

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA 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**



Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9813 96. Our records indicate that this item was delivered on 10/10/2023 at 06:24 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature	<i>Kathleen Masler</i>
Printed Name	Kathleen Masler

Address of Recipient :

Delivery Address	Tax
------------------	-----

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

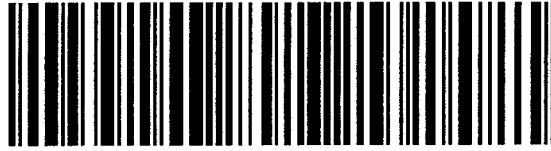
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2022-C-000081 KANAWHA

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

---

USPS CERTIFIED MAIL



9414 8091 0924 9000 9812 80

---



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

KATHY TAYLOR  
1051 WITCHER RD  
BELLE, WV 25015

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]



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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

KATHY TAYLOR  
1051 WITCHER RD  
BELLE, WV 25015

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

KATHY TAYLOR  
1051 WITCHER RD  
BELLE, WV 25015

**DISTRICT KYLE MAP 40 PARCEL CABIN CREEK 23 0017 0001 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000081** , located in CABIN CREEK District, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 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 - 14420 .	\$255.89
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$660.25
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,127.74</b>

**You may redeem at any time before March 3, 2024 by paying the above total less any unearned interest.**

---

Given under my hand October 5, 2023

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA 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**





Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9812 80. Our records indicate that this item was delivered on 10/13/2023 at 12:34 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	

Address of Recipient :

Delivery Address	
------------------	---

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: 2022-C-000081 KANAWHA

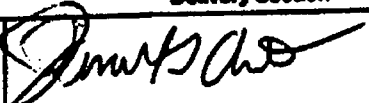


Date Produced: 11/25/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5525 19. Our records indicate that this item was delivered on 11/22/2024 at 02:52 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature		
Printed name	Jonathan Annett	

Address of Recipient :

Delivery address	18102 SENECA	
------------------	--------------	--

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.

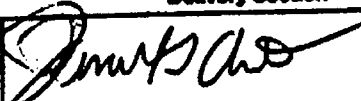


Date Produced: 11/25/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail<sup>TM</sup>/RRE item number 9414 8091 0924 9001 5524 65. Our records indicate that this item was delivered on 11/22/2024 at 02:52 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature		
Printed name	Jonathan Annett	

Address of Recipient :

Delivery address	18102 SENECA	
------------------	--------------	--

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.



Date Produced: 07/08/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2627 08. Our records indicate that this item was delivered on 07/02/2024 at 01:57 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>Jonathan Annett</i>
X	
Printed Name	Jonathan Annett

Address of Recipient :

Delivery Address	18102 Seneca Trail
------------------	--------------------

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.

**CERTIFIED MAIL™**

CHARLESTON WV 25305

USPS CERTIFIED MAIL



**US POSTAGE**  
METNEY BOWES  
ZIP 25305  
02 4W  
0000381984 OCT. 06, 2023  
**\$ 007.18**

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



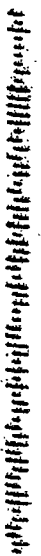
9414 8091 0924 9000 9812 42

(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

KATHY TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641

ATTEMPTED NOT KNOWN  
OCT 06 2023 06:11:15  
VAC

25015-9641ES

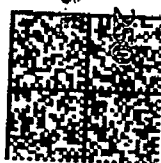


**CERTIFIED MAIL™**

CHARLESTON WV

USPS CERTIFIED MAIL

OCT 2023



US POSTAGE  
PARTNEY BOWES

ZIP 25305 \$007.18<sup>0</sup>  
02 4W  
0000381984 OCT. 06. 2023

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



9414 8091 0924 9000 9812 35

(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

RICHARD TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641

NIXIE 250 CE 1 2210/12/23

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

MAC 25305-2009  
BC: 25305000999 \*1871-03681-06-38

23 OCT 19 PM 11:11





State of West Virginia  
Office of the State Auditor  
County Collections Division  
State Capitol, Building 1, Suite W-118  
1900 Kanawha Boulevard, East  
Charleston, West Virginia 25305

RETURN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



US POSTAGE • PTNEY BOWES  
ZIP 25305 \$000.537  
02 4W  
0000377395 OCT. 10. 2023

OCT 15 '23 AM 11:25

(2022-C-000081-KANAWHA COUNTY-WTA LLC)

OCCUPANT - REGULAR MAIL  
4955 WITCHER CREEK RD  
BELLE, WV 25015

NIXIE

250 DE 1

0010/14/23

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

175305280029015

VAC

BC: 25305000999

\*1771-01698-14-Z6

175305280029015

**CERTIFIED MAIL™**

CHARLESTON WV 25305

USPS CERTIFIED MAIL

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



9414 8091 0924 9000 9812 73

(2022-C-000081-KANAWHA COUNTY-WTA LLC)

DONNIE PRIDDY  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641



US POSTAGE  
METREY BOWES  
EPA-25305  
02 4W  
0000381984 OCT. 06. 2023

\$ 007.18<sup>0</sup>

23 OCT 19 11:11

NIXIE 250 DE 1 0010/12/23

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 25305002139 \*1871-00152-06-39

253050021  
25015-9641

**CERTIFIED MAIL™**

CHARLESTON WV 25305



**US POSTAGE** MARTINEY BOWES  
ZIP 25305 \$007.18<sup>0</sup>  
02 4N  
0000381984 OCT. 06. 2023

USPS CERTIFIED MAIL

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



9414 8091 0924 9000 9812 97

CT1B 23 11:25

(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

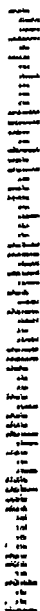
KATHY TAYLOR  
4955 WITCHER RD  
BELLE, WV 25015

250 DE 1 0010/11/23  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 25305002139

1871-00371-06-39

25305-2021



**CERTIFIED MAIL™**

USPS CERTIFIED MAIL



9414 8091 0924 9000 9812 80

(2022-C-000081-KANAWHA COUNTY-WTA LLC)

KATHY TAYLOR  
1051 WITCHER RD  
BELLE, WV 25015

CHADLESTON WV 26005

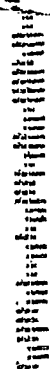


US POSTAGE **PRINTED BY BOWES**  
ZIP 25305 \$007.18<sup>0</sup>  
02 4W  
0000381984 OCT. 06. 2023

OCT 16 '23 AM 11:23

70  
TO SENDER  
TO FORWARD  
0010/11/23

1871-04347-06-40



25015-9718

**NOTICE TO REDEEM**

**CERT NO. 2022-C-000081  
KANAWHA COUNTY -  
WVTA LLC**

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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.

**DISTRICT CABIN CREEK  
MAP 23 - PARCEL 0017 0001 0000**

You will take notice that WVTA LLC, the purchaser of the following real estate, Certification No. 2022-C-000081 located in CABIN CREEK DISTRICT, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A, and was sold by the deputy commissioner of delinquent and nonentered lands of Kanawha County at the sale for the delinquent taxes on MAY 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after MARCH 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before FEBRUARY 28, 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 2021-14420 \$279.95

Back tax tickets, with interest, and charges due on the date of the certification for ticket number \$0.00

Subsequent of taxes paid on the property, with interest to for tax year \$0.00

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$217.65

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$732.89

Additional Statutory Fees with Interest \$692.30

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$1922.79

You may redeem at any time before FEBRUARY 28, 2025 by paying the above total less any unearned interest.

Given under my hand DECEMBER 17, 2024  
G. Russell Rollyson, Jr.

G. Russell Rollyson Jr., Deputy Commissioner  
of Delinquent and Nonentered Lands of KANAWHA  
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

LC-207676  
12-24,31;2024/01-07;2025

JAN 14 2025 11:52 AM



Kan  
22-C-81

**Affidavit of Legal Publication and Posting**

**STATE OF WEST VIRGINIA**

**COUNTY OF Kanawha, TO-WIT**

I Kirsten Spratt, Classified Advertising

Representative of the The Charleston Gazette-Mail, a newspaper

published in the county of Kanawha, West Virginia, hereby

certify that the annexed publication was inserted in said

newspaper **The Charleston Gazette-Mail**.

The cost of publishing said annexed advertisement

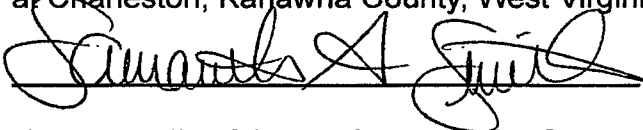
as aforesaid was \$ 263.84

Commencing On: 12/24/2024

Ending On: 01/07/2025

Given under my hand this day 01/07/2025

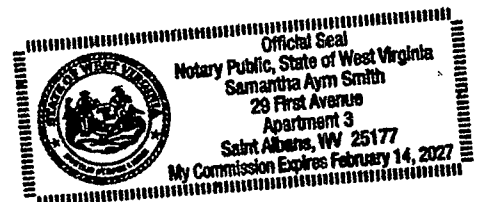
Sworn to and subscribed before me 01/07/2025  
at Charleston, Kanawha County, West Virginia



Notary Public of, in and for Kanawha County, West Virginia

MY COMMISSION EXPIRES: 2/14/2027





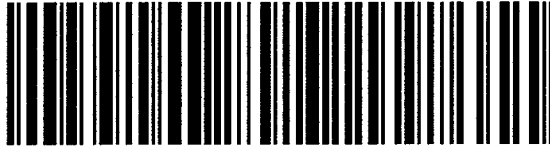
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ENTERED

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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 5524 65

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(2022-C-000081 - KANAWHA COUNTY)  
WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[RETURN MAIL LETTER]



Office of the State Auditor  
County Collections Division  
State Capitol, Building 1, Suite W-114  
1900 Kanawha Boulevard, East  
Charleston, West Virginia 25305



## State of West Virginia



State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
11/18/2024

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2022-C-000081  
**KATHY TAYLOR**  
**4420 MACCORKLE AVE APT 614**  
**CHARLESTON, WV 25304**

Dear Purchaser:

As a purchaser of a tax lien at the Auditor's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable, refused, or non-served, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

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The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, refused, or non-served.

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$270.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

*G. Russell Rollyson Jr.*

G. Russell Rollyson, Jr.

**State Auditor's Office  
Supplemental Personal Process  
For Returned Certified Mail**



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate Number:**

**County:**

**Legal Description:**

**Name and address of those to be notified**

**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service\*\***

**Personal Service ☐**

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County Collections Division  
1900 Kanawha Boulevard East  
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Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9001 2627 08

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(2022-C-000081 - KANAWHA COUNTY)  
WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

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County Collections Division  
State Capitol, Building 1, Suite W-114  
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Charleston, West Virginia 25305



## State of West Virginia

State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
06/26/2024

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2022-C-000081  
**KATHY TAYLOR**  
**4955 WITCHER CREEK RD**  
**BELLE, WV 25015-9641**

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***G. Russell Rollyson Jr.***

G. Russell Rollyson, Jr.

**State Auditor's Office  
Supplemental Personal Process  
For Returned Certified Mail**



**Purchaser(s) Name & Address**

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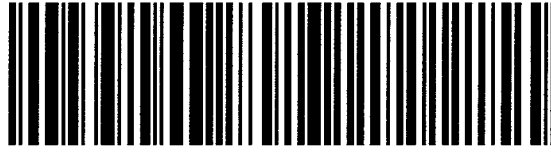
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County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9001 2625 00

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(2022-C-000081 - KANAWHA COUNTY)  
WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

54DE9E99-DDEA-420E-B90709A8D67B4C7B][RETURN MAIL LETTER]

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County Collections Division  
State Capitol, Building 1, Suite W-114  
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Charleston, West Virginia 25305



## State of West Virginia



State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
06/26/2024

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2022-C-000081  
**KATHY TAYLOR**  
**4955 WITCHER RD**  
**BELLE, WV 25015**

Dear Purchaser:

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Sincerely,

*G. Russell Rollyson Jr.*

G. Russell Rollyson, Jr.

**State Auditor's Office  
Supplemental Personal Process  
For Returned Certified Mail**



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate Number:**

**County:**

**Legal Description:**

**Name and address of those to be notified**

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County Collections Division  
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USPS CERTIFIED MAIL



9414 8091 0924 9001 2622 27

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(2022-C-000081 - KANAWHA COUNTY)  
WVTA LLC  
18102 SENECA TRL  
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## State of West Virginia

State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
06/26/2024

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2022-C-000081  
**KATHY TAYLOR**  
**1051 WITCHER RD**  
**BELLE, WV 25015**

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Supplemental Personal Process  
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**Purchaser(s) Name & Address**

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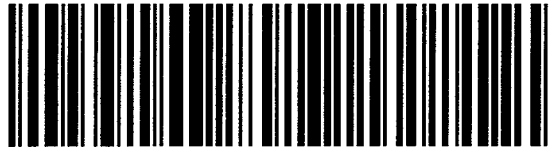
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County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



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(2022-C-000081 - KANAWHA COUNTY)  
WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

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County Collections Division  
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## State of West Virginia



State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
11/18/2024

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2022-C-000081  
**DONNIE PRIDDY**  
**4420 MACCORKLE AVE APT 614**  
**CHARLESTON, WV 25304**

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G. Russell Rollyson, Jr.

**State Auditor's Office  
Supplemental Personal Process  
For Returned Certified Mail**



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate Number:**

**County:**

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County Collections Division  
1900 Kanawha Boulevard East  
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USPS CERTIFIED MAIL



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(2022-C-000081 - KANAWHA COUNTY)  
WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[RETURN MAIL LETTER]

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## State of West Virginia

State Auditor and  
Commissioner of Delinquent  
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06/26/2024

WVTA LLC  
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MARLINTON, WV 24954

RE: KANAWHA COUNTY 2022-C-000081  
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**4955 WITCHER CREEK RD**  
**BELLE, WV 25015-9641**

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G. Russell Rollyson, Jr.



**State Auditor's Office**  
**Supplemental Personal Process**  
**For Returned Certified Mail**



**Purchaser(s) Name & Address**

**Telephone Number:**

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County Collections Division  
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(2022-C-000081 - KANAWHA COUNTY)  
WVTA LLC  
18102 SENECA TRL  
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## State of West Virginia



State Auditor and  
Commissioner of Delinquent  
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06/26/2024

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

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**4955 WITCHER CREEK RD**  
**BELLE, WV 25015-9641**

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G. Russell Rollyson, Jr.

**State Auditor's Office  
Supplemental Personal Process  
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**Purchaser(s) Name & Address**

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**Legal Description:**

**Name and address of those to be notified**

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**Supplemental Notice to Redeem Form**

Total Cost: \$387.08

Billing Name / Organization: WVTA LLC

Address: 18102 SENECA TRL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2022-C-000081

County: KANAWHA

Legal Description: 8 ACRES WITCHERS CREEK

Map: 23 Parcel: 0017 0001 0000

**Name and address of those to be notified**

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RICHARD TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015  
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

KATHY TAYLOR  
4420 MACCORKLE AVE APT 614  
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Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DONNIE PRIDDY  
4420 MACCORKLE AVE APT 614  
CHARLESTON, WV 25304  
USA

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JUL 15'24 PM2:01

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)  
RICHARD TAYLOR - PERSONAL SERVICE  
4955 WITCHER CREEK RD  
BELLE, WV 25015

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
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Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

RICHARD TAYLOR - PERSONAL SERVICE  
4955 WITCHER CREEK RD  
BELLE, WV 25015

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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  
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Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

RICHARD TAYLOR - PERSONAL SERVICE  
4955 WITCHER CREEK RD  
BELLE, WV 25015

**DISTRICT CABIN CREEK MAP 23 PARCEL 0017 0001 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000081 , located in CABIN CREEK District, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after October 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before September 30, 2024 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 - 14420 .	\$269.01
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$214.90
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$702.38
Additional Statutory Fees with Interest.	\$397.27
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,583.56</b>

**You may redeem at any time before September 30, 2024 by paying the above total less any unearned interest.**

---

Given under my hand July 24, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA 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**



## AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2022-C-81

WVTA LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Richard Taylor, 4955 Witcher Creek Rd, Belle, WV 25015.**

I, Samantha Bailey, being duly sworn, depose and say that on the **24th day of August, 2024 at 10:36 am, I:**

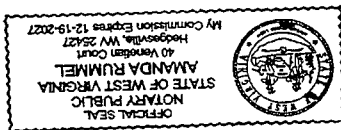
**INDIVIDUALLY/PERSONALLY** served by delivering a true copy of the **CERTIFICATE OF SALE NOTICE** to: **Richard Taylor** at the address of: **4955 Witcher Creek Rd, Belle, WV 25015**, in compliance with state statutes.

Any and all physical description details are approximations.

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 2 day  
of sep, 24 by the affiant who is  
personally known to me

Amanda Rummel  
NOTARY PUBLIC  
My Commission Expires: 12/19/27



Samantha Bailey  
Samantha Bailey  
Process Server

FALCON EXPRESS SERVICES, LLC  
(843) 577-9696

Our Job Serial Number: FES-2024007242

SEP 23 '24 AM 11:15



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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)  
KATHY TAYLOR - PERSONAL SERVICE  
4420 MACCORKLE AVE APT 614  
CHARLESTON, WV 25304

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

KATHY TAYLOR - PERSONAL SERVICE  
4420 MACCORKLE AVE APT 614  
CHARLESTON, WV 25304

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

KATHY TAYLOR - PERSONAL SERVICE  
4420 MACCORKLE AVE APT 614  
CHARLESTON, WV 25304

**DISTRICT CABIN CREEK MAP 23 PARCEL 0017 0001 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000081 , located in CABIN CREEK District, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after October 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before September 30, 2024 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 - 14420 .	\$269.01
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$214.90
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$702.38
Additional Statutory Fees with Interest.	\$397.27
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,583.56</b>

**You may redeem at any time before September 30, 2024 by paying the above total less any unearned interest.**

---

Given under my hand July 24, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA 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**

**AFFIDAVIT OF SERVICE**

DCT 15 '24 AM 10:55

State of West Virginia

County of Kanawha

Case Number: 2022-C-81

WVTA LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Kathy Taylor, 4420 Maccorkle Ave, Apt 614, Charleston, WV 25304.

I, Samantha Bailey, being duly sworn, depose and say that on the **31st day of August, 2024** at **5:46 pm, I:**

**POSTED** by attaching a true copy of the **CERTIFICATE OF SALE NOTICE** with the date and hour of service endorsed thereon by me, to a conspicuous place on the property of the within named person's **DWELLING PLACE OR USUAL PLACE OF ABODE** at the address of: **4420 Maccorkle Ave, Apt 614, Charleston, WV 25304.**

**Additional Information pertaining to this Service:**

Date & Time: Aug 31, 2024, 5:46 pm EDT

Service Type: Posted

Description of Service:

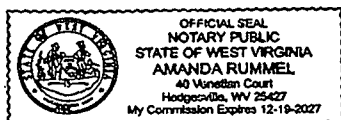
Subject does not live at address per current resident.

Any and all physical description details are approximations.

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 17 day of SEP, 24 by the affiant who is personally known to me.

Amanda Rummel  
NOTARY PUBLIC  
My Commission Expires: 12/19/27



Samantha Bailey  
Samantha Bailey  
Process Server

**FALCON EXPRESS SERVICES, LLC**  
**(843) 577-9696**

Our Job Serial Number: FES-2024007110



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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)  
DONNIE PRIDDY - PERSONAL SERVICE  
4420 MACCORKLE AVE APT 614  
CHARLESTON, WV 25304

54DE9E99-DDEA-420E-B90709A8D67B4C7B}[NTR LETTER]

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



(2022-C-000081-KANAWHA COUNTY-WVTA LLC)

DONNIE PRIDDY - PERSONAL SERVICE  
4420 MACCORKLE AVE APT 614  
CHARLESTON, WV 25304

To: RICHARD TAYLOR, KATHY TAYLOR, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, DONNIE PRIDDY, KATHY TAYLOR, KATHY TAYLOR, 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-114  
Charleston, West Virginia 25305



(2022-C-000081-KANAWHA COUNTY- WVTA LLC)

DONNIE PRIDDY - PERSONAL SERVICE  
4420 MACCORKLE AVE APT 614  
CHARLESTON, WV 25304

**DISTRICT CABIN CREEK MAP 23 PARCEL 0017 0001 0000**

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000081** , located in CABIN CREEK District, 8 ACRES WITCHERS CREEK which was returned delinquent or nonentered in the name of TAYLOR RICHARD E & KATHY A , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after October 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before September 30, 2024 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 - 14420 .	\$269.01
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$214.90
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$702.38
Additional Statutory Fees with Interest.	\$397.27
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,583.56</b>

**You may redeem at any time before September 30, 2024 by paying the above total less any unearned interest.**

---

Given under my hand July 24, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA 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**



## AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2022-C-81

WVTA LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Donnie Priddy, 4420 Maccorkle Ave, Apt 614, Charleston, WV 25304.**

I, Samantha Bailey, being duly sworn, depose and say that on the **31st day of August, 2024 at 5:46 pm, I:**

**POSTED** by attaching a true copy of the **CERTIFICATE OF SALE NOTICE** with the date and hour of service endorsed thereon by me, to a conspicuous place on the property of the within named person's **DWELLING PLACE OR USUAL PLACE OF ABODE** at the address of: **4420 Maccorkle Ave, Apt 614, Charleston, WV 25304.**

Any and all physical description details are approximations.

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 2  
day of Oct, 24 by the affiant  
who is personally known to me.

Amanda Rummel

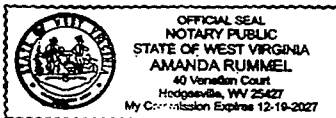
NOTARY PUBLIC

My Commission Expires: 12/19/27

Samantha Bailey  
Samantha Bailey  
Process Server

FALCON EXPRESS SERVICES, LLC  
(843) 577-9696

Our Job Serial Number: FES-2024007111



OCT 28 '24 AM 11:50





18102 Seneca Trail  
Marlinton, WV 24954

Local 3047994440  
Toll Free  
Fax 8155502328  
URL

11/28/24

ATTN: Melinda Wickline  
OFFICE OF THE STATE AUDITOR  
1900 Kanawha BLVD, EAST  
State Capitol Complex, Building 1, Room W-114  
Charleston, WV 25305

Dear WWSAO,

Enclosed please find the following affidavit:  
KANAWHA COUNTY 2022-C-81 / DONNIE PRIDDY  
Notice by publications as been requested

Thanks,

DEC 13 '24 AM 11:00

**AFFIDAVIT IN RESPONSE TO NONE SERVICE LETTER**

I, the undersigned, Susan (Allie) Callison attorney at law, hereby affirm under penalty of perjury, that:

WVTA LLC has avared to me that, to the best of it's knowledge and records, it has preformed the following steps:

**IN RESPONSE TO RE: DONNIE PRIDDY (shown on auditors site, row )**

**WHEREAS** WVTA LLC purchased the certificate of sale for KANAWHA COUNTY 2022-C-81, delinquent in the name of TAYLOR RICHARD E & KATHY A. Described as 8 ACRES WITCHERS CREEK

**WHEREAS** WVTA LLC properly prepared and submitted a list of names to be service by the auditors office, along with sufficient deposit of funds. The names to be served included the following: DONNIE PRIDDY, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, KATHY TAYLOR, OCCUPANT, PROSECUTOR OF KANAWHA COUNTY, RICHARD TAYLOR, STATE OF WEST VIRGINIA, WV STATE TAX DEPARTMENT

**WHEREAS** WVTA LLC requested the entities be served in the following manner:

RICHARD TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641  
by Certified mail

KATHY TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641  
by Certified mail

State of West Virginia  
Kanawha County Magistrate Court  
111 COURT ST  
CHARLESTON, WV 25301-2165  
by Certified mail

Prosecutor of Kanawha County  
301 VIRGINIA ST E  
CHARLESTON, WV 25301-2522  
by Certified mail

DONNIE PRIDDY  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641  
by Certified mail

KATHY TAYLOR  
1051 WITCHER RD  
BELLE, WV 25015  
by Certified mail

KATHY TAYLOR  
4955 WITCHER RD  
BELLE, WV 25015  
by Certified mail

Occupant  
4955 WITCHER CREEK RD  
Belle, WV 25015  
as occupant

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

WV State Tax Department  
Po Box 229  
Charleston, WV 25321  
by Certified mail

**WHEREAS** Some of the initial notices failed to meet the auditors standards of notice. Based on recent federal court rulings, the Auditor requested additional steps in the following return mail letters:

RE: RICHARD TAYLOR (shown on auditors site, NTR ID 1947/1  
Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon RICHARD TAYLOR . These efforts included but not limited to:  
Full review of the results of the notices available in the scans on the auditors website  
Review of available public records  
Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested RICHARD TAYLOR be served at 4955 WITCHER CREEK RD , BELLE WV 25015-9641 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: KATHY TAYLOR (shown on auditors site, NTR ID 1947/2)

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon KATHY TAYLOR . These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

Review of available public records

Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested KATHY TAYLOR be served at 4420 MACCORKLE AVE APT 614 , CHARLESTON, WV 25304 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: DONNIE PRIDDY (shown on auditors site, NTR ID 1947/5)

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon DONNIE PRIDDY . These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

Review of available public records

Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested DONNIE PRIDDY be served at 4420 MACCORKLE AVE APT 614 , CHARLESTON, WV 25304 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: KATHY TAYLOR (shown on auditors site, NTR ID 1947/6)

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon KATHY TAYLOR . These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

Review of available public records

Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested KATHY TAYLOR be served at 1051 WITCHER RD , BELLE WV 25015 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: KATHY TAYLOR (shown on auditors site, NTR ID 1947/7)

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon KATHY TAYLOR . These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

Review of available public records

Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested KATHY TAYLOR be served at 4955 WITCHER RD , BELLE WV 25015 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: (shown on auditors site, NTR ID 1947/2)

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon . These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

Review of available public records

Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested be served at by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

WHEREAS the certificate remaining unredeemed.

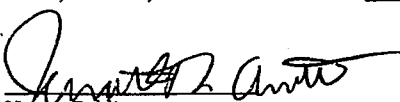
WHEREAS having been unable to perfect service in a manner that satisfies the state auditors office review, publication is called for by West Virginia code. WVTA LLC having requested, paid for and causing notice by publication, hereby requests the deed be issued for to WVTA LLC, forthwith

  
Susan (Allie) Callison

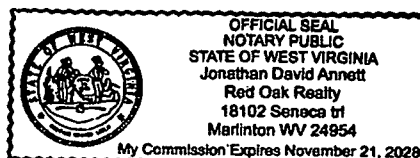
West Virginia State Bar No: 14541

State of West Virginia  
County of Pocahontas

Taken, sworn to, and ascribed to this the 29 day of 11, 2024

  
Notary Public

My commission expires: 11/21/28



DEC 13 24 AM 11:01



18102 Seneca Trail  
Marlinton, WV 24954

Local 3047994440  
Toll Free  
Fax 8155502328  
URL

11/28/24

ATTN: Melinda Wickline  
OFFICE OF THE STATE AUDITOR  
1900 Kanawha BLVD, EAST  
State Capitol Complex, Building 1, Room W-114  
Charleston, WV 25305

Dear WVSAO,

Enclosed please find the following affidavit:  
KANAWHA COUNTY 2022-C-81 / KATHY TAYLOR  
Please publish, funds enclosed (270.16)

Thanks,

DEC 13 '24 AM 11:01

**AFFIDAVIT IN RESPONSE TO NONE SERVICE LETTER**

I, the undersigned, Susan (Allie) Callison attorney at law, hereby affirm under penalty of perjury, that:

WVTA LLC has avared to me that, to the best of it's knowledge and records, it has preformed the following steps:

**IN RESPONSE TO RE: KATHY TAYLOR (shown on auditors site, row )**

**WHEREAS** WVTA LLC purchased the certificate of sale for KANAWHA COUNTY 2022-C-81, delinquent in the name of TAYLOR RICHARD E & KATHY A. Described as 8 ACRES WITCHERS CREEK

**WHEREAS** WVTA LLC properly prepared and submitted a list of names to be service by the auditors office, along with sufficent deposit of funds. The names to be served included the following: DONNIE PRIDDY, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, KATHY TAYLOR, OCCUPANT, PROSECUTOR OF KANAWHA COUNTY, RICHARD TAYLOR, STATE OF WEST VIRGINIA, WV STATE TAX DEPARTMENT

**WHEREAS** WVTA LLC requested the entities be served in the following manner:

RICHARD TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641  
by Certified mail

KATHY TAYLOR  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641  
by Certified mail

State of West Virginia  
Kanawha County Magistrate Court  
111 COURT ST  
CHARLESTON, WV 25301-2165  
by Certified mail

Prosecutor of Kanawha County  
301 VIRGINIA ST E  
CHARLESTON, WV 25301-2522  
by Certified mail

DONNIE PRIDDY  
4955 WITCHER CREEK RD  
BELLE, WV 25015-9641  
by Certified mail

KATHY TAYLOR  
1051 WITCHER RD  
BELLE, WV 25015  
by Certified mail

KATHY TAYLOR  
4955 WITCHER RD  
BELLE, WV 25015  
by Certified mail

Occupant  
4955 WITCHER CREEK RD  
Belle, WV 25015  
as occupant

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

WV State Tax Department  
Po Box 229  
Charleston, WV 25321  
by Certified mail

**WHEREAS** Some of the initial notices failed to meet the auditors standards of notice. Based on recent federal court rulings the Auditor requested additional steps in the following return mail letters:

RE: RICHARD TAYLOR (shown on auditors site, NTR ID 1947/1

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon RICHARD TAYLOR. These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

Review of available public records

Review of online resources such as address finding sites, google, etc.

DEC 18 '24 11:01

Having completed diligent research, WVTA LLC requested RICHARD TAYLOR be served at 4955 WITCHER CREEK RD , BELLE WV 25015-9641 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: KATHY TAYLOR (shown on auditors site, NTR ID 1947/2

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon KATHY TAYLOR . These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

Review of available public records

Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested KATHY TAYLOR be served at 4420 MACCORKLE AVE APT 614 , CHARLESTON, WV 25304 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: DONNIE PRIDDY (shown on auditors site, NTR ID 1947/5

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon DONNIE PRIDDY . These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

Review of available public records

Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested DONNIE PRIDDY be served at 4420 MACCORKLE AVE APT 614 , CHARLESTON, WV 25304 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: KATHY TAYLOR (shown on auditors site, NTR ID 1947/6

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon KATHY TAYLOR . These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

Review of available public records

Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested KATHY TAYLOR be served at 1051 WITCHER RD , BELLE WV 25015 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: KATHY TAYLOR (shown on auditors site, NTR ID 1947/7

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon KATHY TAYLOR . These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

Review of available public records

Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested KATHY TAYLOR be served at 4955 WITCHER RD , BELLE WV 25015 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: (shown on auditors site, NTR ID 1947/5

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon . These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

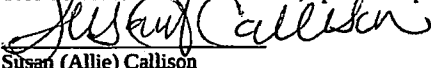
Review of available public records

Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested be served at by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

**WHEREAS** the certificate remaining unredeemed.

**WHEREAS** having been unable to perfect service in a manner that satisfies the state auditors office review, publication is called for by West Virginia code. WVTA LLC requests notice by publication and hereby deposits funds sufficient for publication simultaneously herewith. WVTA LLC hereby requests the deed be issued for to WVTA LLC, upon the expiration of redemption period afforded by publication issuance of the deed if proper.

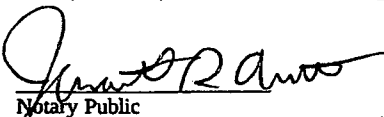


Susan (Allie) Callison  
West Virginia State Bar No: 14541

State of West Virginia  
County of Pocahontas

DEC 13 '24 AM 11:01

Taken, sworn to, and ascribed to this the 29 day of 11, 2024

  
Notary Public

My commission expires: 11/21/28

