

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

Roane County
Sena M. McDonald, Clerk
Instrument 2201130
06/12/2025 @ 02:11:34 PM
TAX DEED
Book 681 @ Page 537
File Mark A. Hunt
Recording Cost \$ 86.00
Transfer Tax \$ 2.75
From Land Tax \$ 1.10

This deed made this 4th day of June, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK 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 June, in the year 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of \$218.01, 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
2023-C-000389	MOUNTAIN PROPERTIES LLC

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

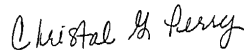
Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

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 WVTK 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 Roane, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000389	2 SUR LEFTHAND	Walton District

The undersigned hereby declares that the consideration paid for the conveyance is \$218.01.

Witness the following signature:

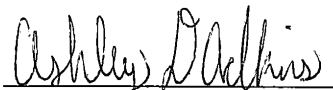
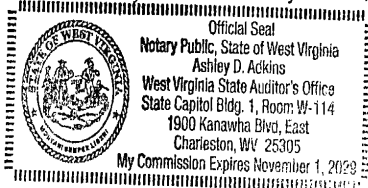


Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

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 4th day of June, 2025, has acknowledge they same before me in said County.

Given under my hand this 4th day of June, 2025. My commission expires November 1, 2029,



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 11A, Article 3, Section 59 of the Code of West Virginia.

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000389

ROANE

COUNTY 09 WALTON

DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF ROANE
ON 10/31/2023 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 09 20 0019 0001 0000 ACCOUNT # 95814214

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000039749	MOUNTAIN PROPERTIES LLC	2 SUR LEFTHAND

3825 DOWITCHER LN	
COLUMBUS	OH 43230

DELINQUENT TAXES	20.46
INTEREST	1.54
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2023 0000039675	36.17

TOTAL	128.17
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GIVEN UNDER MY HAND THIS DATE 10/31/2023.

SHERIFF, COUNTY OF ROANE

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: ROANE COUNTY 2023-C-000389

Memorandum of real estate sold in the county of ROANE on this 4th day of June, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: 2 SUR LEFTHAND

District: WALTON

Map: 20

Parcel: 0019 0001 0000

Taxpayer:

MOUNTAIN PROPERTIES LLC
3825 DOWITCHER LN
COLUMBUS, OH 43230

Delinquent Taxes: 2022 - 39749	\$92.00
Interest on Delinquent Taxes	\$7.36
Subsequent Taxes: 2023-39675	\$38.82
Back Taxes:	\$0.00
Certification Fee	\$25.75
Publication Fee	\$30.60
Auditor's Fee	\$13.48
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$218.01
Amount Due	\$218.01
Surplus	\$0.00

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954



John B. McCuskey
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 October 2, 2024, 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: \$100.96

Billing Name / Organization: WVTK LLC
Address: 18102 SENECA TRAIL
City / State / Zip : MARLINTON, WV 24954
Phone: 304-389-4951 Alt. Phone:
Certification / Certificate Number: 2023-C-000389
County: ROANE COUNTY
Legal Description: 2 SUR LEFTHAND
Map: 20 Parcel: 0019 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MOUNTAIN PROPERTIES LLC
3825 DOWITCHER LN
COLUMBUS, OH 43230
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"/>

AL DARMAN
PO BOX 297
SPENCER, WV 25276
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"/>

AL DARMAN
3825 DOWITCHER LN
COLUMBUS, OH 43230-6457
USA

SEP 17 2024 10:36

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"/>

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.

SEP 17 24 AM 10:36

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

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

RE: MOUNTAIN PROPERTIES LLC

2 SUR LEFTHAND
WALTON District
Roane County, West Virginia

Certificate No. 2023-C-000389 CIN CTS-44-2023-389

Dear Oak Hall,

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

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

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



SEP 17 24 AM 10:36

TITLE WORKSHEET



ROANE County - 44

Name(s) MOUNTAIN PROPERTIES LLCWALTON Dist (09) Map 0020 Parcel 0019 Sub 0001 SPLIT 0000

TITLE WORK CODE: CTS-44-2023-389

Description 2 SUR LEFTHANDPUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022: MOUNTAIN PROPERTIES LLC Book/Page: 0620/ 0162 Tax Class: 3

LANDBOOK 2021: DARMAN AL Book/Page: 0505 / 0726 Tax Class: 3

LANDBOOK 2020, 2019, 2018, 2017, 2016, 2015: DARMAN AL Book/Page: 0505/ 0726 Tax Class: 3

LANDBOOK 2014, 2013, 2012, 2011, 2010, 2009, 2008: SARVER ROBERT L Book/Page: 0443/ 0024 Tax Class: 3

LANDBOOK 2007, 2006: MCCUMBERS JAMES F Book/Page: 0427/ 0012 Tax Class: 3

Assessment date: 7/1/2021 Delinquent Tax Year: 2022

TRANSFERS	GRANTOR		GRANTEE
Description WALTON DIST 2 SUR LEFTHAND			
04/22/2021	ROLLYSON G RUSSELL JR APPOINTEE MCCUSKEY JOHN B STATE AUDITOR DARMAN AL	TAX DEED 620/162	MOUNTAIN PROPERTIES LLC
"			
04/01/2021	STATE AUDITOR AL DARMAN	DEED 620/162	MOUNTAIN PROPERTIES LLC
Description WALTON DIST 2 SUR LEFTHAND District WALTON			
04/10/2014	ROLLYSON G RUSSELL JR APPOINTEE GAINER GLEN B III STATE AUDITOR SARVER ROBERT L	DEED 505/726	DARMAN AL
Description WALTON DIST LEFT HAND OF SANDY Map 20 Parcel 9			
09/25/2006	FOSTER ROGER L	DEED 443/24	SARVER ROBERT L
Description WALTON DIST 2 PARCELS			
10/14/2004	NICHOLAS PATRICK S NICHOLAS EDNA A	DEED 427/12	MCCUMBERS JAMES F

Adverse Item Table	OC/FT	DT	liens
DARMAN AL	TAX DEED-620-162		
MOUNTAIN PROPERTIES LLC	TAX DEED-620-162		

REFERENCE ITEMS

tax deed mountain properties llc 3825 DOWITCHER LANE COLUMBUS OH 43230

44-DEED-620-162

TAX DEED-662-2,DB-661-363,DB-659-698,DB-659-693,TAX DEED-650-582,TAX DEED-648-519,TAX DEED-646-729,TAX DEED-644-258,TAX DEED-636-416,TAX DEED-634-1,TAX DEED-633-731,TAX DEED-632-504,TAX DEED-632-479,TAX DEED-632-436,DB-628-76,DB-628-72,QUITCLAIM DEED-628-29,DB-627-456,DB-627-359,TAX DEED-627-97,TAX DEED-627-59,DB-626-637,TAX DEED-625-373,TAX DEED-622-245,TAX DEED-622-208,TAX DEED-622-150,TAX DEED-620-344,DB-619-674,DB-615-125,DB-614-454,DB-614-

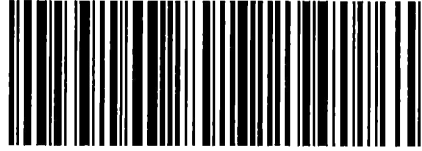
98-01-17-11-11-15

362,DB-611-612,DB-611-524,DB-611-118,DB-611-59,DB-609-593,DB-609-530,DB-606-727,DB-591-1,DB-586-281,DB-564-179,DB-564-171,DB-547-1,DB-466-290,DB-464-216,MARRIAGE-38-304,DT-294-98,RELEASE-111-6,TRANSFER ON DEATH DEED-581-257,TRANSFER ON DEATH DEED-628-717,TRANSFER ON DEATH DEED-629-576,TRANSFER ON DEATH DEED-645-394,MISCELLANEOUS-651-616

SEP 17 24 AM 10:37

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 9001 5083 25



(2023-C-000389-ROANE COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

832780B7-B551-4FFD-942EC350A12C2723}[NTR LETTER]

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FLORENCE, KY 41042

To: MOUNTAIN PROPERTIES LLC, AL DARMAN, AL DARMAN, 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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DISTRICT WALTON MAP 20 PARCEL 0019 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 2022 - 39749 .	\$107.64
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 2023-39675 .	\$42.10
Additional taxes with interest.	\$0.00
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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.40

You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.

Given under my hand October 23, 2024

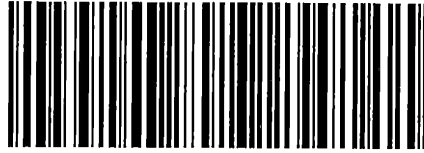
G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE 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
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 5083 32



(2023-C-000389-ROANE COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

832780B7-B551-4FFD-942EC350A12C2723}[NTR LETTER]

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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PO BOX 229
CHARLESTON, WV 25321

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G. Russell Rollyson, Jr.

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

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Office County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000389-ROANE COUNTY-WVTK LLC)
MOUNTAIN PROPERTIES LLC - SECRETARY OF STATE
3825 DOWITCHER LN
COLUMBUS, OH 43230

832780B7-B551-4FFD-942EC350A12C2723}[NTR LETTER]

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(2023-C-000389-ROANE COUNTY-WVTK LLC)

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3825 DOWITCHER LN
COLUMBUS, OH 43230

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Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE 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: 01/27/2025

WEST VIRGINIA SECRETARY OF STATE:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 1251 3410 0004 0725 25. Our records indicate that this item was delivered on 01/24/2025 at 02:30 p.m. in COLUMBUS, OH 43230. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, followed by the initials "C. HD" written in a simple, blocky font.

Address of Recipient :

DOWITCHER L
COLUMBUS, OH 43230-6457

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.

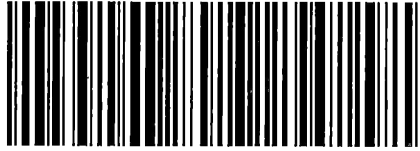
Sincerely,
United States Postal Service

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: 2023-C-389 ROANE COUNTY

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 9001 5083 01



(2023-C-000389-ROANE COUNTY-WVTK LLC)

AL DARMAN
PO BOX 297
SPENCER, WV 25276

832780B7-B551-4FFD-942EC350A12C2723}[NTR LETTER]

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



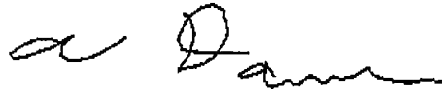
**UNITED STATES
POSTAL SERVICE**

Date Produced: 10/28/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5083 01. Our records indicate that this item was delivered on 10/25/2024 at 03:29 p.m. in SPENCER, WV 25276. The scanned image of the recipient information is provided below.

Signature of Recipient :


AL DARMAN

Address of Recipient :

PO BOX 297

SPENCER, WV 25276-0297

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: 2023-C-000389 ROANE


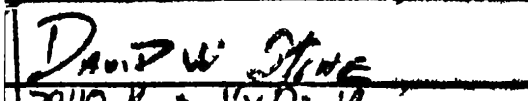


Date Produced: 10/28/2024

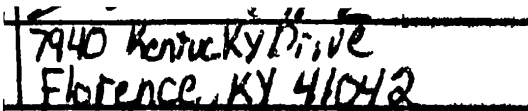
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5083 25. Our records indicate that this item was delivered on 10/25/2024 at 12:25 p.m. in FLORENCE, KY 41042. 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.

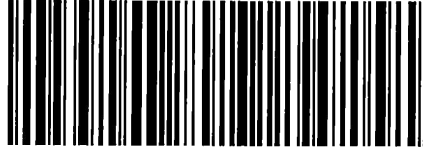
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000389 ROANE

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 9001 5083 18



(2023-C-000389-ROANE COUNTY-WVTK LLC)

AL DARMAN
3825 DOWITCHER LN
COLUMBUS, OH 43230-6457

832780B7-B551-4FFD-942EC350A12C2723}[NTR LETTER]

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



(2023-C-000389-ROANE COUNTY-WVTK LLC)

AL DARMAN
3825 DOWITCHER LN
COLUMBUS, OH 43230-6457

To: MOUNTAIN PROPERTIES LLC, AL DARMAN, AL DARMAN, 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



(2023-C-000389-ROANE COUNTY- WVTK LLC)

AL DARMAN
3825 DOWITCHER LN
COLUMBUS, OH 43230-6457

DISTRICT WALTON MAP 20 PARCEL 0019 0001 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000389** , located in WALTON District, 2 SUR LEFTHAND which was returned delinquent or nonentered in the name of MOUNTAIN PROPERTIES LLC , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on June 4, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 39749 .	\$107.64
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 2023-39675 .	\$42.10
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$107.65
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$651.01
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.40

You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.

Given under my hand October 23, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE 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: 10/28/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5083 18. Our records indicate that this item was delivered on 10/25/2024 at 04:13 p.m. in COLUMBUS, OH 43230. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten Signature]
Gregory D. [unclear]

Address of Recipient :

[Handwritten Address]
3825 Dowitcher Ln

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: 2023-C-000389 ROANE

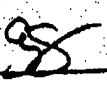


Date Produced: 10/28/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5083 32. Our records indicate that this item was delivered on 10/25/2024 at 09:51 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

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

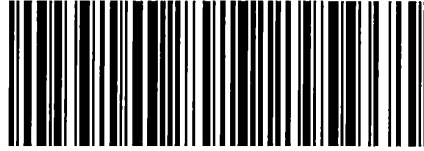
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000389 ROANE

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 9001 5082 95



(2023-C-000389-ROANE COUNTY-WVTK LLC)

MOUNTAIN PROPERTIES LLC
3825 DOWITCHER LN
COLUMBUS, OH 43230

832780B7-B551-4FFD-942EC350A12C2723}[NTR LETTER]

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



(2023-C-000389-ROANE COUNTY-WVTK LLC)

MOUNTAIN PROPERTIES LLC
3825 DOWITCHER LN
COLUMBUS, OH 43230

To: MOUNTAIN PROPERTIES LLC, AL DARMAN, AL DARMAN, 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



(2023-C-000389-ROANE COUNTY- WVTk LLC)

MOUNTAIN PROPERTIES LLC
3825 DOWITCHER LN
COLUMBUS, OH 43230

DISTRICT WALTON MAP 20 PARCEL 0019 0001 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000389 , located in WALTON District, 2 SUR LEFTHAND which was returned delinquent or nonentered in the name of MOUNTAIN PROPERTIES LLC , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on June 4, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

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Additional taxes with interest.	\$0.00
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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.40

You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.

Given under my hand October 23, 2024

G. Russell Rollyson, Jr.

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

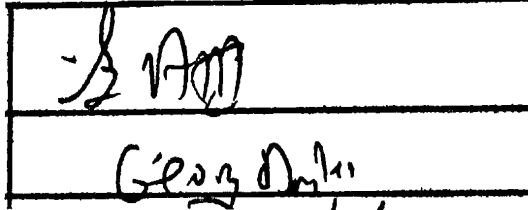


Date Produced: 10/28/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5082 95. Our records indicate that this item was delivered on 10/25/2024 at 04:13 p.m. in COLUMBUS, OH 43230. The scanned image of the recipient information is provided below.

Signature of Recipient :

A rectangular box containing a handwritten signature in black ink. The signature appears to be "Greg Doherty".

Address of Recipient :

A rectangular box containing a handwritten address in black ink. The address is "3825 Dowitcher Ln".

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: 2023-C-000389 ROANE

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



(2023-C-000389-ROANE COUNTY-WVTK LLC)
MOUNTAIN PROPERTIES LLC - SECRETARY OF STATE
3825 DOWITCHER LN
COLUMBUS, OH 43230

RECEIVED FOR
SECRETARY OF STATE
2023 JAN 15 A 10:00
STATE OF WEST VIRGINIA

{832780B7-B551-4FFD-942EC350A12C2723}[NTR LETTER]

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



(2023-C-000389-ROANE COUNTY-WVTK LLC)

MOUNTAIN PROPERTIES LLC - SECRETARY OF STATE
3825 DOWITCHER LN
COLUMBUS, OH 43230

To: MOUNTAIN PROPERTIES LLC, AL DARMAN, AL DARMAN, 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



(2023-C-000389-ROANE COUNTY- WVTK LLC)

MOUNTAIN PROPERTIES LLC - SECRETARY OF STATE
3825 DOWITCHER LN
COLUMBUS, OH 43230

DISTRICT WALTON MAP 20 PARCEL 0019 0001 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000389** , located in WALTON District, 2 SUR LEFTHAND which was returned delinquent or nonentered in the name of MOUNTAIN PROPERTIES LLC , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on June 4, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

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Given under my hand October 23, 2024

G. Russell Rollyson, Jr.

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

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



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

WV Auditor County Collections
Building 1, Room W-118
1900 Kanawha Blvd., East
Charleston, WV 25305

Control Number: 334068

Defendant: MOUNTAIN PROPERTIES LLC
3825 DOWITCHER LN
COLUMBUS, OH 43230 US

County: State of West Virginia

Civil Action: NTR191733 2023-C-000389 ROANE

Certified Number: 92148901125134100004072525

Service Date: 1/15/2025

I am enclosing:

1 notice to redeem

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kris Warner".

Kris Warner
Secretary of State

This instrument was presented to the Clerk of the County
Commission of Roane County, West Virginia; and the
same is admitted to record.

Teste: *Lana M McDonald* Clerk
Roane County Commission

JAN 17 '25 4:10:51

STATE TAX COMMISSIONER OF WEST VIRGINIA

SALES LISTING FORM

The Instrument May Not Be Recorded If This Form Is Not Completed In Its Entirety

West Virginia Code §§ 11-22-6, 11A-3-2 & 11A-3-3 (Amended 3-11-95)

Revised 8/12

County: Roane

Taxing District: Walton

Tax Map No.(s): 20

Parcel(s): 0019 0001 0000

Assessor Account No: 95814214

Mineral ID#:

Grantor's Name: Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor

Grantee's Name: WVTK LLC

Phone No.: 304-389-4951

Mailing Address of New Owner: 18102 SENECA TRAIL, , MARLINTON, WV 24954

Mailing Address for Tax Statements: Same as above

Most Recent Previous Deed Book No.: 0620 Page No.: 0162

Grantor's Source of Title: Delinquent or Nontendered Lands

(If not by "Previous Deed" referenced above.)

(a) Real Estate:

(b) Other Valuable Goods/Services: (If Applicable)

Consideration / Value: \$218.01

Lot Size or Acreage Involved:

Estate(s) Transferred:

2 SUR LEFTHAND Walton District

Certification Number:

Roane 2023-C-000389

(Examples: Fee, Surface, Mineral, Coal, etc.)

- | | | |
|--|---|--------------|
| (1) Was this transaction on the open market? | YES / <input type="radio"/> NO | (Circle One) |
| (2) Does this transaction involve more than one parcel? | YES / <input type="radio"/> NO | (Circle One) |
| (3) Was this sale between related individuals or related corporations? | YES / <input type="radio"/> NO | (Circle One) |
| (4) Was this a liquidation, foreclosure or other "Forced" sale? | <input checked="" type="radio"/> YES / NO | (Circle One) |
| (5) Is this transaction pursuant to a land contract or owner financing? | YES / <input type="radio"/> NO | (Circle One) |
| (6) Does this transaction include personal property? | YES / <input type="radio"/> NO | (Circle One) |
| (7) Does this transaction include minerals and/or timber? | YES / NO | (Circle One) |
| (8) Any other financing arrangements materially affecting consideration? | YES / <input type="radio"/> NO | (Circle One) |
| (9) Is this a mineral sale only? | YES / NO | (Circle One) |

If "No" to Question 1 or "Yes" to Questions 2-8 above, please explain below:

This sale was conduct in accordance with the State Code regarding the selling of delinquent lands by the Sheriff.

Christal G. Perry

Christal G. Perry

888-509-6568

Printed Name

Signature

Phone Number

Filed By (check one):

Buyer ☐Seller ☒Other ☐

LIENHOLDER INFORMATION (OPTIONAL)

☐ Check if change of name or address

Name: _____

Address For Notice: _____

INTEREST IN PROPERTY

_____ Surface Owner's Rights	Deed Book: _____	Page No.: _____
_____ Fiduciary Interest	Relationship to Owner: _____	
_____ Lienholder	Trust Deed Book No: _____	Page No.: _____
_____ Other		

To Be Completed By County Clerk
Stamp Fee Paid:
Date Recorded:
New Deed Book No.: \$ 2.75
New Deed Book Page No.: 06/22/2025
Date of Transaction: 06/22/2025

Sheriff's Use Only
Date Received:
Effective Dates of Lien: 06/22/2025
Date Entered:
Entered By:
Tax Ticket No.:

RELEASE OF LIEN

COMPLETE THIS SECTION IF YOU ARE RELEASING THIS LIEN

Date Lien is Released: _____

Signature of Lienholder: _____