

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

This deed made this 24th day of February, 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 April, 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 \$3,629.81, 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-001097	CASTLE 2020 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 Kanawha, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-001097	44/100A 2-3/4 MILE CREEK	Jefferson District

The undersigned hereby declares that the consideration paid for the conveyance is \$3,629.81.

Witness the following signature:

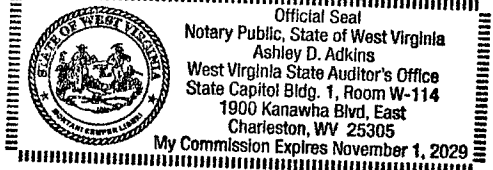
Christal G. Perry

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 24th day of February, 2025, has acknowledge they same before me in said County.

Given under my hand this 24th day of February, 2025. My commission expires November 1, 2029.



Ashley D. Adkins
Ashley D. Adkins
Notary Public

Recorded in Above Book and Page
02/17/2025 10:02:31 AM
Vera J. McCordick
County Clerk
Kanawha County, WV
Deed Tax 22.00
Recording Fee 79.00
TOTAL 101.00

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- 001097

KANAWHA

COUNTY 16 JEFFERSON

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 16 10 0020 0000 0000 ACCOUNT # 06726527

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000068600	CASTLE 2020 LLC	44/100A 2-3/4 MILE CREEK
	820 GREEN VALLEY DR	
	ST ALBANS	WV 25177

DELINQUENT TAXES	1493.62
INTEREST	112.02
PUBLICATIONS & NOTICES	85.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2023 0000068433	1570.48

TOTAL	3276.12
-------	---------

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

SHERIFF, COUNTY OF KANAWHA

REC-222770

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 2023-C-001097

Memorandum of real estate sold in the county of KANAWHA on this 25th day of April, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: 44/100A 2-3/4 MILE CREEK

District: JEFFERSON

Map: 10

Parcel: 0020 0000 0000

Taxpayer:


CASTLE 2020 LLC
820 GREEN VALLEY DR
ST ALBANS, WV 25177

Delinquent Taxes: 2022 - 68600	\$1,705.64
Interest on Delinquent Taxes	\$102.34
Subsequent Taxes: 2023-68433	\$1,646.28
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$110.00
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$3,629.81
Amount Due	\$3,629.81
Surplus	\$0.00

Purchaser:

WVTK LLC
18102 SENECA TRAIL
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 August 23, 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: \$311.33

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-001097

County: KANAWHA COUNTY

Legal Description: 44/100A 2-3/4 MILE CREEK

Map: 10 Parcel: 0020 0000 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SHAWN BEAR
1000 SHADOW HILLS LOT 138
NITRO, WV 25143
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OCCUPANT
820 GREEN VALLEY DR
SAINT ALBANS, WV 25177
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 checked="" 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 checked="" 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 22 73

AUG 74 AM 11:53

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: CASTLE 2020 LLC

44/100A 2-3/4 MILE CREEK
JEFFERSON District
Kanawha County, West Virginia

Certificate No. 2023-C-001097 CIN CTS-20-2023-1097

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.

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



4/25/24 AM 11:03

DEED 3227 74

TITLE WORKSHEET



County - 20

Name(s) CASTLE 2020 LLC

JEFFERSON Dist (16) Map 0010 Parcel 0020 Sub 0000SPLIT0000

Description 44/T00A 2-3/4 MILE CREEK

TITLE WORK CODE: CTS-20-2023-1097

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022: CASTLE 2020 LLC Book/Page 3073/0520 Tax Class: 3

LANDBOOK 2021: US BANK NATIONAL ASSOCIATION Book/Page: 3045 / 0006 Tax Class: 3

LANDBOOK 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: STAATS REGINA R Book/Page: 2538/0454 Tax Class: 2

3073-527

TRANSFERS

GRANTOR

GRANTEE

7/28/2020 U.S. Bank National Association, as trustee,
Successor in interest to Bank of America National Association as trustee,
Successor by merger to La Salle Bank National Association as trustee to
Structured Asset Investment Loan Trust
Mortgage Pass-through Certificates,
Series 200-9

3073/520
7,800

Castle 2020 LLC

July 2021-2023 2019-2023 2014-2023
OC DT Liens

Castle 2020 LLC

①

~~Castle 2020 LLC~~

~~120 Bloomingdale Rd Ste 304
White Plains NY 10605~~

2021/5/321

Sharon Bear

"

333 West Chester Ave 62100
White Plains NY 10604

"

Ste 2100

"

Ste W2100

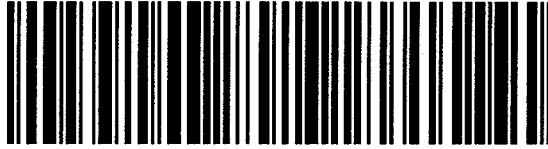
4/6 3/24 AM 11:58

DEED 2027 75

① SW 18K deed to
Shawn Beer

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 3746 47



(2023-C-001097-KANAWHA COUNTY-WVTK LLC)
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS
1001 VIRGINIA STREET EAST
CHARLESTON, WV 25301

DEED 3227 77

[1006FAD5-01C0-429B-8672D143FAF0312C][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-001097-KANAWHA COUNTY-WVTK LLC)

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

To: SHAWN BEAR, 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.

REC'D
2023
10

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



DEED 0020 0000 0000

(2023-C-001097-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT JEFFERSON MAP 10 PARCEL 0020 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001097** , located in JEFFERSON District, 44/100A 2-3/4 MILE CREEK which was returned delinquent or nonentered in the name of CASTLE 2020 LLC , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 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 - 68600 .	\$1,961.49
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 2023-68433 .	\$1,789.38
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$871.90
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,833.27

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

Given under my hand August 22, 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**

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



(2023-C-001097-KANAWHA COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
820 GREEN VALLEY DR
SAINT ALBANS, WV 25177

FILED 3227 00

1006FAD5-01C0-429B-8672D143FAF0312C}[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-001097-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
820 GREEN VALLEY DR
SAINT ALBANS, WV 25177

To: SHAWN BEAR, 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



DEED 2022 02

(2023-C-001097-KANAWHA COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL
820 GREEN VALLEY DR
SAINT ALBANS, WV 25177

DISTRICT JEFFERSON MAP 10 PARCEL 0020 0000 0000

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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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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: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3746 47. Our records indicate that this item was delivered on 08/26/2024 at 01:36 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

AM
COOY

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.

Sincerely,
United States Postal Service

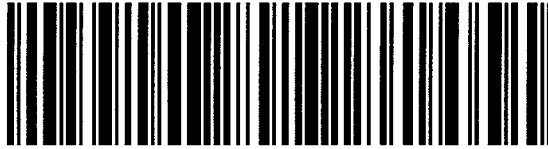
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-001097 KANAWHA

08/26/2024 01:36

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 3728 96



(2023-C-001097-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DEC 3 2023 04

1006FAD5-01C0-429B-8672D143FAF0312C}[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-001097-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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DEED 3227 05

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



(2023-C-001097-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

2023-08-22 09:00

DISTRICT JEFFERSON MAP 10 PARCEL 0020 0000 0000

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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: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3728 96. Our records indicate that this item was delivered on 08/26/2024 at 06:39 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

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-001097 KANAWHA

DEED 2227 87

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 3728 89



(2023-C-001097-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

SEP 22 2023

1006FAD5-01C0-429B-8672D143FAF0312C}[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-001097-KANAWHA COUNTY-WVTK LLC)

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7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

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0000 0000 00

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



DEED 5227 30

(2023-C-001097-KANAWHA COUNTY- WVTK LLC)

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

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

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Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**



Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3728 89. Our records indicate that this item was delivered on 08/26/2024 at 12:41 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Stone
DAVID W. STONE

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.

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 3727 04



(2023-C-001097-KANAWHA COUNTY-WVTK LLC)

SHAWN BEAR
1000 SHADOW HILLS LOT 138
NITRO, WV 25143

050 3227 92

[1006FAD5-01C0-429B-8672D143FAF0312C][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-001097-KANAWHA COUNTY-WVTK LLC)

SHAWN BEAR
1000 SHADOW HILLS LOT 138
NITRO, WV 25143

To: SHAWN BEAR, 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.

DEED 2027 50

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



2024 AUG 22 PM 3:03

(2023-C-001097-KANAWHA COUNTY- WVTK LLC)

SHAWN BEAR
1000 SHADOW HILLS LOT 138
NITRO, WV 25143

DISTRICT JEFFERSON MAP 10 PARCEL 0020 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001097** , located in JEFFERSON District, 44/100A 2-3/4 MILE CREEK which was returned delinquent or nonentered in the name of CASTLE 2020 LLC , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 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 - 68600 .	\$1,961.49
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 2023-68433 .	\$1,789.38
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$871.90
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,833.27

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

Given under my hand August 22, 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**

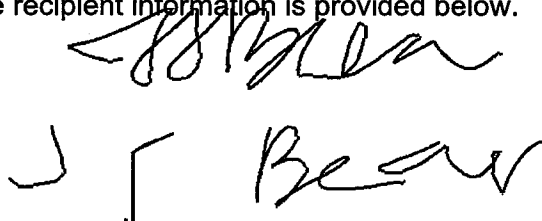


Date Produced: 09/02/2024

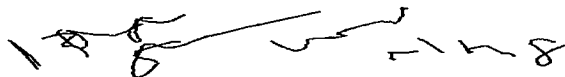
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3727 04. Our records indicate that this item was delivered on 08/26/2024 at 02:28 p.m. in NITRO, WV 25143. 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.

NOTICE TO REDEEM

**CERT NO. 2023-C-0001097
KANAWHA COUNTY - WVTK LLC**

To: SHAWN BEAR, 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 JEFFERSON
MAP 10 PARCEL 0020 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, Certification No. 2023-C-001097 located in JEFFERSON DISTRICT, 44/100A 2-3/4 MILE CREEK which was returned delinquent or nonentered in the name of CASTLE 2020 LLC and was sold by the deputy commissioner of delinquent and nonentered lands of Kanawha County at the sale for the delinquent taxes on APRIL 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after FEBRUARY 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before JANUARY 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 2022-68600 \$1961.49

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 2023-68433. \$1789.38

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$210.50

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$871.90

Additional Statutory Fees with Interest \$0.00

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$4833.27

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

Given under my hand AUGUST 22, 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-180333
08-30/09-06,13;2024

REC-2022-96

Ad Number 180333

Kan

23-C-1097

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

I Janice Alston, Classified Advertising

SEP 18 '24 AM 10:35

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.

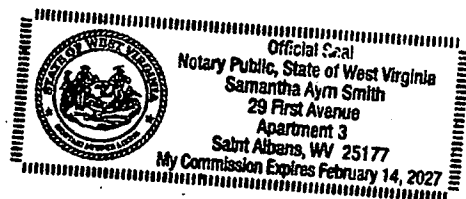
The cost of publishing said annexed advertisement
as aforesaid was \$ 254.48

Commencing On: 08/30/2024

Ending On: 09/13/2024

Given under my hand this day 09/13/2024

Sworn to and subscribed before me 09/13/2024
at Charleston, Kanawha County, West Virginia



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

MY COMMISSION EXPIRES: 2/14/2027

[Signature]



Legal Notices	Legal Notices	Legal Notices	Legal Notices
<p>NOTICE TO REDEEM</p> <p>CERT NO. 2023-C-000042 KANAWHA COUNTY - WYTHK LLC</p> <p>To: JOSEPH STONER JR., ATTORNEY ADVISORY CONSOLIDATED RECEIPTS, WY STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, devisees, creditors, representatives, administrators, beneficiaries, partners, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.</p> <p>DISTRICT ELK MAP 5 PARCEL 0031 0000 0000</p> <p>You will take notice that WYTHK LLC, the purchaser of the delinquent taxes on parcel 0031, No. 2023-C-000042, located in EXTENSION DISTRICT, MAP 5 PARCEL 0031 0000 0000, was returned to the office of HONORABLE HONORARY WAYNE and was sold by the deputy commissioner of delinquent and nonredeemed lands of Kanawha County at the sale for the delinquent taxes on APRIL 2, 2024. WYTHK LLC requests that you be notified a third for each year until you redeem such real estate after APRIL 1, 2025, as provided by law, unless before that day you redeem such real estate with interest to redeem on or before JANUARY 31, 2025, we will be as follows:</p> <p>Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year delinquent number 2022-2023 \$7,394.88.</p> <p>Back tax tickets, with interest, and charges due on the date of the certification for each year \$0.00.</p> <p>Subsequent of taxes paid on the property with interest to tax for year 2023-2024 \$1,599.68.</p> <p>Additional taxes with interest \$0.00.</p> <p>Amount paid to Title Examination, Redemption fees plus interest \$210.50.</p> <p>Secretary of State with Interest \$684.56.</p> <p>Additional Statutory Fees with Interest \$0.00.</p> <p>Total amount due and payable to WY State Auditor-cashier check, money order, certified or personal check \$10,985.06.</p> <p>You may redeem all at any time before JANUARY 31, 2025 by paying the above total plus any unearned interest.</p> <p>Given under my hand AUGUST 22, 2024.</p> <p>G. Russell Royleyn, Jr., Deputy Commissioner of Delinquent and Nonredeemed Lands of KANAWHA County, State of West Virginia</p> <p>Please return this letter and payment to the West Virginia State Auditor's Office, County Collections Division 1900 Kanawha Boulevard East Building 1, Room W114 Charleston, West Virginia 25305</p> <p>Questions please call 1-688-509-6568</p> <p>LC180374 06/30/06/06.13/2024</p>	<p>NOTICE TO REDEEM</p> <p>CERT NO. 2023-C-000001 KANAWHA COUNTY - WYTHK LLC</p> <p>To: EDUARDO OLIVIDE, CMA CGROUP COCA PANTER, ATTORNEY ADVISORY CONSOLIDATED RECEIPTS, WY STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, devisees, creditors, representatives, administrators, beneficiaries, partners, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.</p> <p>DISTRICT KANAWHA CITY CDP MAP 6 PARCEL 0101 0000 0000</p> <p>You will take notice that WYTHK LLC, the purchaser of the delinquent taxes on parcel 0101, No. 2023-C-000001, located in EXTENSION DISTRICT, MAP 6 PARCEL 0101 0000 0000, was returned to the office of HONORABLE HONORARY WAYNE and was sold by the deputy commissioner of delinquent and nonredeemed lands of Kanawha County at the sale for the delinquent taxes on APRIL 2, 2024. WYTHK LLC requests that you be notified a third for each year until you redeem such real estate after APRIL 1, 2025, as provided by law, unless before that day you redeem such real estate with interest to redeem on or before JANUARY 31, 2025, we will be as follows:</p> <p>Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year delinquent number 2022-2023 \$7,394.88.</p> <p>Back tax tickets, with interest, and charges due on the date of the certification for each year \$0.00.</p> <p>Subsequent of taxes paid on the property with interest to tax for year 2023-2024 \$1,599.68.</p> <p>Additional taxes with interest \$0.00.</p> <p>Amount paid to Title Examination, Redemption fees plus interest \$210.50.</p> <p>Secretary of State with Interest \$684.56.</p> <p>Additional Statutory Fees with Interest \$0.00.</p> <p>Total amount due and payable to WY State Auditor-cashier check, money order, certified or personal check \$10,985.06.</p> <p>You may redeem all at any time before JANUARY 31, 2025 by paying the above total plus any unearned interest.</p> <p>Given under my hand AUGUST 22, 2024.</p> <p>G. Russell Royleyn, Jr., Deputy Commissioner of Delinquent and Nonredeemed Lands of KANAWHA County, State of West Virginia</p> <p>Please return this letter and payment to the West Virginia State Auditor's Office, County Collections Division 1900 Kanawha Boulevard East Building 1, Room W114 Charleston, West Virginia 25305</p> <p>Questions please call 1-688-509-6568</p> <p>LC180379 06/30/06/06.13/2024</p>	<p>NOTICE TO REDEEM</p> <p>CERT NO. 2023-C-000107 KANAWHA COUNTY - WYTHK LLC</p> <p>To: SHAWN REED, OCCUPANT, RS, ATTORNEY ADVISORY CONSOLIDATED RECEIPTS, WY STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, devisees, creditors, representatives, administrators, beneficiaries, partners, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.</p> <p>DISTRICT JEFFERSON MAP 10 PARCEL 0022 0000 0000</p> <p>You will take notice that WYTHK LLC, the purchaser of the delinquent taxes on parcel 0022, No. 2023-C-000107, located in EXTENSION DISTRICT, MAP 10 PARCEL 0022 0000 0000, was returned to the office of HONORABLE HONORARY WAYNE and was sold by the deputy commissioner of delinquent and nonredeemed lands of Kanawha County at the sale for the delinquent taxes on APRIL 2, 2024. WYTHK LLC requests that you be notified a third for each year until you redeem such real estate after APRIL 1, 2025, as provided by law, unless before that day you redeem such real estate with interest to redeem on or before JANUARY 31, 2025, we will be as follows:</p> <p>Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year delinquent number 2022-2023 \$7,394.88.</p> <p>Back tax tickets, with interest, and charges due on the date of the certification for each year \$0.00.</p> <p>Subsequent of taxes paid on the property with interest to tax for year 2023-2024 \$1,599.68.</p> <p>Additional taxes with interest \$0.00.</p> <p>Amount paid to Title Examination, Redemption fees plus interest \$210.50.</p> <p>Secretary of State with Interest \$684.56.</p> <p>Additional Statutory Fees with Interest \$0.00.</p> <p>Total amount due and payable to WY State Auditor-cashier check, money order, certified or personal check \$10,985.06.</p> <p>You may redeem all at any time before JANUARY 31, 2025 by paying the above total plus any unearned interest.</p> <p>Given under my hand AUGUST 22, 2024.</p> <p>G. Russell Royleyn, Jr., Deputy Commissioner of Delinquent and Nonredeemed Lands of KANAWHA County, State of West Virginia</p> <p>Please return this letter and payment to the West Virginia State Auditor's Office, County Collections Division 1900 Kanawha Boulevard East Building 1, Room W114 Charleston, West Virginia 25305</p> <p>Questions please call 1-688-509-6568</p> <p>LC180313 06/30/06/06.13/2024</p>	<p>NOTICE TO REDEEM</p> <p>CERT NO. 2023-C-000083 KANAWHA COUNTY - WYTHK LLC</p> <p>To: TRAVIS LLC, TRAVIS LLC, OCCUPANT, RS, ATTORNEY ADVISORY CONSOLIDATED RECEIPTS, WY STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, devisees, creditors, representatives, administrators, beneficiaries, partners, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.</p> <p>DISTRICT CHARLESTON WEST COOP MAP 25 PARCEL 0041 0000 0000</p> <p>You will take notice that WYTHK LLC, the purchaser of the delinquent taxes on parcel 0041, No. 2023-C-000083, located in HANCOCKVILLE DISTRICT, MAP 25 PARCEL 0041 0000 0000, was returned to the office of HONORABLE HONORARY WAYNE and was sold by the deputy commissioner of delinquent and nonredeemed lands of Kanawha County at the sale for the delinquent taxes on APRIL 2, 2024. WYTHK LLC requests that you be notified a third for each year until you redeem such real estate after APRIL 1, 2025, as provided by law, unless before that day you redeem such real estate with interest to redeem on or before JANUARY 31, 2025, we will be as follows:</p> <p>Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year delinquent number 2022-2023 \$7,394.88.</p> <p>Back tax tickets, with interest, and charges due on the date of the certification for each year \$0.00.</p> <p>Subsequent of taxes paid on the property with interest to tax for year 2023-2024 \$1,599.68.</p> <p>Additional taxes with interest \$0.00.</p> <p>Amount paid to Title Examination, Redemption fees plus interest \$210.50.</p> <p>Secretary of State with Interest \$684.56.</p> <p>Additional Statutory Fees with Interest \$0.00.</p> <p>Total amount due and payable to WY State Auditor-cashier check, money order, certified or personal check \$10,985.06.</p> <p>You may redeem all at any time before JANUARY 31, 2025 by paying the above total plus any unearned interest.</p> <p>Given under my hand AUGUST 22, 2024.</p> <p>G. Russell Royleyn, Jr., Deputy Commissioner of Delinquent and Nonredeemed Lands of KANAWHA County, State of West Virginia</p> <p>Please return this letter and payment to the West Virginia State Auditor's Office, County Collections Division 1900 Kanawha Boulevard East Building 1, Room W114 Charleston, West Virginia 25305</p> <p>Questions please call 1-688-509-6568</p> <p>LC180374 06/30/06/06.13/2024</p>



40-YARD DASH
TAYLOR KENNEDY

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