

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

This deed made this 7th day of August, 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 \$4,500.00, 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
2023-C-000157	ODELL CECIL H & MARTHA J

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 Fayette, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000157	.37 AC SURF WV RT 18 PEA RIDGE RD	Plateau District

The undersigned hereby declares that the consideration paid for the conveyance is \$4,500.00.

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:

Fayette County
Michelle L. Holly, Clerk
Instrument 202500005946
08/12/2025 @ 09:01:40 AM

TAX DEED

Book 870 @ Page 1

Pages Recorded 49

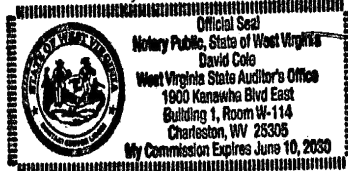
Recording Cost \$ 99.00

Transfer Tax \$ 24.75

Farm Land Tax \$ 9.90

I, David Cole, 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 7th day of August, 2025, has acknowledge they same before me in said County.

Given under my hand this 7th day of August, 2025. My commission expires June 10, 2030,



David Cole
David Cole
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- 000157

FAYETTE

COUNTY 02 PLATEAU

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 02 22P 0081 0001 0000 ACCOUNT # 09001359

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000019333	ODELL CECIL H & MARTHA J	.37 AC SURF WV RT 18 PEA RIDGE RD
	428 PEA RIDGE RD	
	OAK HILL	WV 259019420
	DELINQUENT TAXES	99.66
	INTEREST	7.48
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000019444	116.85
	TOTAL	293.99

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

SHERIFF, COUNTY OF FAYETTE

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: FAYETTE COUNTY 2023-C-000157

Memorandum of real estate sold in the county of FAYETTE on this 5th day of June, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: .37 AC SURF WV RT 18 PEA RIDGE RD

District: PLATEAU

Map: 22P

Parcel: 0081 0001 0000

Taxpayer:

ODELL CECIL H & MARTHA J
428 PEA RIDGE RD
OAK HILL, WV 25901-9420

Delinquent Taxes: 2022 - 19333	\$177.14
Interest on Delinquent Taxes	\$14.17
Subsequent Taxes: 2023-19444	\$125.01
Back Taxes:	\$0.00
Certification Fee	\$25.75
Publication Fee	\$30.60
Auditor's Fee	\$26.84
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$4,500.00
Amount Due	\$409.51
Surplus	\$4,090.49

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 3, 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: \$253.49

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-000157

County: FAYETTE COUNTY

Legal Description: .37 AC SURF WV RT 18 PEA RIDGE RD

Map: 22P Parcel: 0081 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DALLAS O'DELL
396 PEA RIDGE RD
OAK HILL, WV 25901
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
428 PEA RIDGE RD
OAK HILL, WV 25901
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"/>

DALLAS O'DELL
428 PEA RIDGE RD
OAK HILL, WV 25901
USA

5/25/24 09:04:2

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.

AL050744 11/1/02

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: ODELL CECIL H & MARTHA J

.37 AC SURF WV RT 18 PEA RIDGE RD
PLATEAU District
Fayette County, West Virginia

Certificate No. 2023-C-000157 CIN CTS-10-2023-157

Dear Oak Hall,

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



6-15074-000002

TITLE WORKSHEET



FAYETTE County - 10

Name(s) ODELL CECIL H & MARTHA J

PLATEAU Dist (02) Map 022P Parcel 0081 Sub 0001SPLIT0000

Description .37 AC SURF WV RT 18 PEA RIDGE RD

TITLE WORK CODE: CTS-10-2023-157

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004: ODELL CECIL H & MARTHA J Book/Page: 585/ 785 Tax Class: 2

LANDBOOK 2021: ODELL CECIL H & MARTHA J Book/Page: 585 / 785 Tax Class: 2

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

TRANSFERS	GRANTOR		GRANTEE
Death Date 01/02/2019			
01/16/2019	ODELL MARTHA JANE	DEATH 3/660	
Description TRACT PLATEAU DIST District PLATEAU			
11/29/2016	ODELL MARTHA J BY AIF ODELL DALLAS BRADY AIF	TRANSFER ON DEATH DEED 743/82	ODELL DALLAS BRADY
Description TR District PLATEAU			
04/25/2002	FAIRBANKS CAPITAL CORPORATION	DEED 585/785	ODELL CECIL H ODELL MARTHA J

Adverse Item Table	OC/FT	DT	Liens
ODELL DALLAS BRADY			
ODELL CECIL H	DEATH-4-80	DT-912-380	STATE TAX LIEN-38-260 ASSIGNMENT-41-131
ODELL MARTHA J	DEATH-3-660 TRANSFER ON DEATH DEED- 743-82		

REFERENCE ITEMS

HUSBAND AND WIFE
JTWROS
no grantee mail address

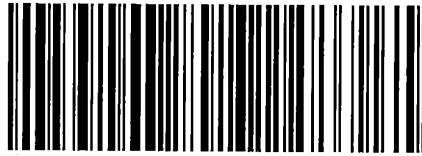
10-DEED-585-785

2023 07 24 10:10:32

DB-826-501, APPRAISMENT-129-644, DB-745-638, DB-717-324, DB-643-655, DB-560-597, DB-560-594, DB-560-588, DB-545-389, DB-522-132, DB-508-313, STATE TAX LIEN-15-724, STATE TAX RELEASE-272-65, RELEASE-257-372, RELEASE-176-342, DT-942-143, TRUST REPORT OF SALE-43-67, REDEMPTION-202100-7362, REDEMPTION-202100-7361, POA-37-610, POA-33-605, AFFIDAVIT OF MAILING-201900-12993, SUBSTITUE TRUSTEE-1025-610, MARRIAGE-14-10, PROBATE-175-324, PROBATE BOND-53-430, ESTATE CLAIM-INSTRUMENT-201900013683, ESTATE CLAIM-INSTRUMENT-201900013729, ESTATE CLAIM-INSTRUMENT-201900014015, RELEASE OF CLAIM-INSTRUMENT-202000013281, TRANSFER ON DEATH DEED-743-79, POA-37-613

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 4272 68



(2023-C-000157-FAYETTE COUNTY-WVTK LLC)

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

CD51AD83-C60D-4E21-877E2B754E21158F][NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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To: DALLAS O'DELL, OCCUPANT, DALLAS O'DELL, 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 PLATEAU MAP 22P PARCEL 0081 0001 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000157** , located in PLATEAU District, .37 AC SURF WV RT 18 PEA RIDGE RD which was returned delinquent or nonentered in the name of ODELL CECIL H & MARTHA J , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTK 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 2022 - 19333 .	\$205.48
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 2023-19444 .	\$134.46
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.75
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$806.16
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,356.85

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

Given under my hand September 13, 2024

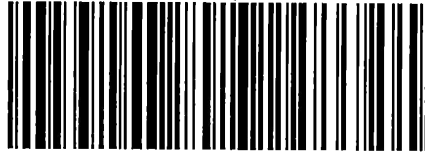
G. Russell Rollyson, Jr.

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 4272 75



(2023-C-000157-FAYETTE COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

CD51AD83-C60D-4E21-877E2B754E21158F][NTR LETTER]

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



(2023-C-000157-FAYETTE COUNTY-WVTK LLC)

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PO BOX 229
CHARLESTON, WV 25321

To: DALLAS O'DELL, OCCUPANT, DALLAS O'DELL, 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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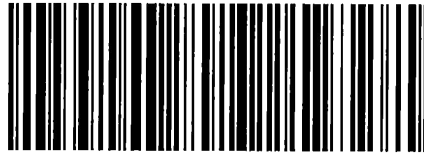
G. Russell Rollyson, Jr.

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Deputy Commissioner of Delinquent and
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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

USPS CERTIFIED MAIL



9414 8091 0924 9001 4357 44



(2023-C-000157-FAYETTE COUNTY-WVTK LLC)

THE FAYETTE TRIBUNE
PO BOX 1599
BLUEFIELD, WV 24701

CD51AD83-C60D-4E21-877E2B754E21158F][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-000157-FAYETTE COUNTY-WVTK LLC)

THE FAYETTE TRIBUNE
PO BOX 1599
BLUEFIELD, WV 24701

To: DALLAS O'DELL, OCCUPANT, DALLAS O'DELL, 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



(2023-C-000157-FAYETTE COUNTY- WVTK LLC)

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BLUEFIELD, WV 24701

DISTRICT PLATEAU MAP 22P PARCEL 0081 0001 0000

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G. Russell Rollyson, Jr.

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

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



(2023-C-000157-FAYETTE COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
428 PEA RIDGE RD
OAK HILL, WV 25901

CD51AD83-C60D-4E21-877E2B754E21158F][NTR LETTER]

West Virginia State Auditor's Office
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1900 Kanawha Boulevard East
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(2023-C-000157-FAYETTE COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
428 PEA RIDGE RD
OAK HILL, WV 25901

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OCCUPANT - REGULAR MAIL
428 PEA RIDGE RD
OAK HILL, WV 25901

DISTRICT PLATEAU MAP 22P PARCEL 0081 0001 0000

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Deputy Commissioner of Delinquent and
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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: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7200 79. Our records indicate that this item was delivered on 03/24/2025 at 12:43 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "W. J. M." followed by a stylized flourish.

Address of Recipient :

A handwritten address in black ink, appearing to be "18102" followed by a stylized flourish.

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-000157 FAYETTE COUNTY



Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7196 91. Our records indicate that this item was delivered on 03/24/2025 at 12:43 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "GTA" or similar, written over a horizontal line.

Address of Recipient :

A handwritten address in black ink, appearing to be "18102", written over a horizontal line.

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-000157 FAYETTE 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 4272 51



(2023-C-000157-FAYETTE COUNTY-WVTK LLC)

DALLAS O'DELL
428 PEA RIDGE RD
OAK HILL, WV 25901

CD51AD83-C60D-4E21-877E2B754E21158F][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-000157-FAYETTE COUNTY-WVTK LLC)

DALLAS O'DELL
428 PEA RIDGE RD
OAK HILL, WV 25901

To: DALLAS O'DELL, OCCUPANT, DALLAS O'DELL, 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-000157-FAYETTE COUNTY- WVTK LLC)

DALLAS O'DELL
428 PEA RIDGE RD
OAK HILL, WV 25901

DISTRICT PLATEAU MAP 22P PARCEL 0081 0001 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000157** , located in PLATEAU District, .37 AC SURF WV RT 18 PEA RIDGE RD which was returned delinquent or nonentered in the name of ODELL CECIL H & MARTHA J , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTK 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 2022 - 19333 .	\$205.48
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 2023-19444 .	\$134.46
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.75
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$806.16
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,356.85

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

Given under my hand September 13, 2024

G. Russell Rollyson, Jr.

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

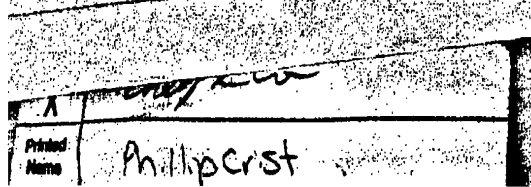


Date Produced: 12/09/2024

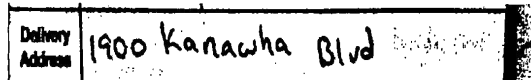
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4272 51. Our records indicate that this item was delivered on 12/02/2024 at 07:23 a.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.

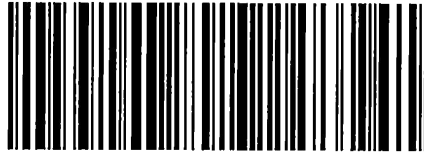
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000157 FAYETTE

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 4272 44



(2023-C-000157-FAYETTE COUNTY-WVTK LLC)

DALLAS O'DELL
396 PEA RIDGE RD
OAK HILL, WV 25901

CD51AD83-C60D-4E21-877E2B754E21158F][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-000157-FAYETTE COUNTY-WVTK LLC)

DALLAS O'DELL
396 PEA RIDGE RD
OAK HILL, WV 25901

To: DALLAS O'DELL, OCCUPANT, DALLAS O'DELL, 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-000157-FAYETTE COUNTY- WVTK LLC)

DALLAS O'DELL
396 PEA RIDGE RD
OAK HILL, WV 25901

DISTRICT PLATEAU MAP 22P PARCEL 0081 0001 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000157** , located in PLATEAU District, .37 AC SURF WV RT 18 PEA RIDGE RD which was returned delinquent or nonentered in the name of ODELL CECIL H & MARTHA J , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTK 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 2022 - 19333 .	\$205.48
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 2023-19444 .	\$134.46
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.75
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$806.16
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,356.85

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

Given under my hand September 13, 2024

G. Russell Rollyson, Jr.

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

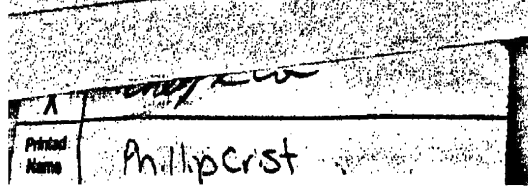


Date Produced: 12/09/2024

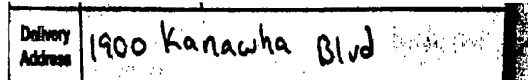
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4272 44. Our records indicate that this item was delivered on 12/02/2024 at 07:23 a.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.

Customer Reference Number: 2023-C-000157 FAYETTE



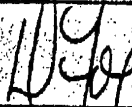
UNITED STATES
POSTAL SERVICE™

Date Produced: 09/30/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4357 44. Our records indicate that this item was delivered on 09/23/2024 at 08:07 a.m. in BLUEFIELD, WV 24701. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	DFox

Address of Recipient :

Delivery Address	PO Box 1599 Bluefield
------------------	-----------------------

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-000157 FAYETTE

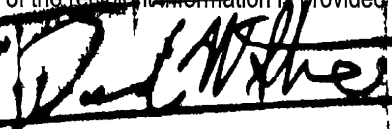


Date Produced: 09/30/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4272 68. Our records indicate that this item was delivered on 09/26/2024 at 12:43 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: 2023-C-000157 FAYETTE




Date Produced: 09/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4272 75. Our records indicate that this item was delivered on 09/18/2024 at 06:53 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX section	
Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

Delivery Address	WV 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: 2023-C-000157 FAYETTE

CERTIFIED MAIL™

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 4272 51

(2023-C-000157-FAYETTE COUNTY-WVTK LLC)

DALLAS O'DELL
428 PEA RIDGE RD
OAK HILL, WV 25901

NIXIE

152 CE 1 DEC 22 24 11:44 0211/15/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

MANUAL PROC REQ

0171-02590-16-39



US POSTAGE
ZIP 25305 \$ 008.16
02 4W
0000381984 SEP. 16. 2024

9-19

CERTIFIED MAIL™

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 4272 44

(2023-C-000157-FAYETTE COUNTY-WVTK LLC)
DALLAS O'DELL
396 PEA RIDGE RD
OAK HILL, WV 25901

WTKL 9333120523

UNCL 5895859595

MANUAL PROC REQ

0171-02591-16-39

NIXIE

152 CE 1

0211/15/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD



US POSTAGE
RTNEY BOWES
ZIP 25305 \$ 008.16⁰
02 4W
0000381984 SEP. 16. 2024

9-19

DEC 24 11:44

BECKLEY NEWSPAPERS

P.O. Box 1599, Bluefield, WV 24701

www.register-herald.com

Phone: 304-255-4400 • Toll Free: 800-950-0250 • Fax: 304-255-4427

Affidavit of Publication

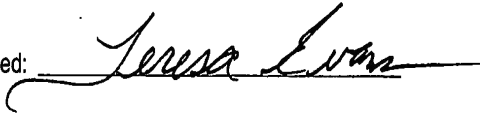
STATE OF WEST VIRGINIA COUNTY OF FAYETTE,

I, Teresa Evans, of The Fayette Tribune, a weekly newspaper published in the City of Oak Hill, Fayette County, West Virginia, do certify that the notice attached hereto under the caption;

was published in the said Fayette Tribune 3 time(s) on the following day(s), namely 09/26/24, 10/03/24, 10/10/24

Publication Fee: \$163.38

Signed:

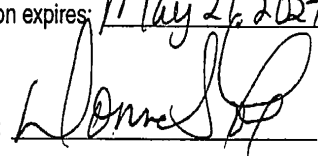


Subscribed and sworn to before me this day
10/10/2024

My commission expires:

May 21, 2027

Notary Public:



10:11 AM 10/10/2024

(2023-C-000157 -
Fayette County - WVTK LLC)

Given under my hand September
13, 2024

To: DALLAS O'DELL, OCCUPANT,
DALLAS O'DELL, IRS, ATTN: AD-
VISORY CONSOLIDATED RE-
CEIPTS, WV STATE TAX DEPART-
MENT, or heirs at law, devisees,
creditors, representatives, suc-
cessors, assigns, all known heirs,
guardians, conservators, fiducia-
ries, 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.

G. Russell Rollyson Jr.
Deputy Commission of Delinquent
and Nonentered Lands of FAYETTE
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

DISTRICT PLATEAU MAP 22P PARCEL 0081 0001 0000

You will take notice that WVTK LLC,
the purchaser of the following real
estate, Cert No. 2023-C-000157, lo-
cated in PLATEAU District, .37 AC
SURF WV RT 18 PEA RIDGE RD
which was returned delinquent or
nonentered in the name of ODELL
CECIL H & MARTHA J, and was
sold by the deputy commissioner of
delinquent and nonentered lands of
FAYETTE County at the sale for the
delinquent taxes on June 5, 2024.
WVTK LLC requests that you be no-
tified 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 es-
tate. 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 the certi-
fication, with interest, for tax year
ticket number 2022 - 19333.

\$205.48

Back tax tickets, with interest, and
charges due on the date of certi-
fication for ticket number.

\$0.00

Subsequent of taxes paid on the
property, with interest to for tax year
2023-19444.

\$134.46

Additional taxes with interest.

\$0.00

Auditor's Certification, Publication,
and Redemption fee plus interest.

\$210.75

Amount paid for the Title Exam-
ination, notice to redeem, publica-
tion, personal service, Secretary of
State with interest.

\$806.16

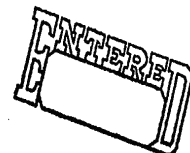
Additional Statutory Fees with In-
terest.

\$0.00

Total Amount Payable to WV State
Auditor - cashier check, money or-
der, certified or personal check.

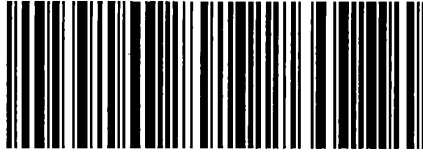
\$1,356.85

You may redeem at any time be-
fore February 28, 2025, by pay-
ing the above total less any un-
earned interest.



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 7196 91



(2023-C-000157 - FAYETTE COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

CD51AD83-C60D-4E21-877E2B754E21158F][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
03/21/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2023-C-000157
DALLAS O'DELL
428 PEA RIDGE RD
OAK HILL, WV 25901

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.

Accordingly, if a notice to redeem is returned as unclaimed, undeliverable, refused, or non-served, you will be requested to provide the West Virginia State Auditor's Office with sufficient information to execute personal service as well as a sum sufficient to cover the costs of preparing and servicing the notice requirement. In the event that step is required to secure a deed, upon notification of the additional requirement, you are requested to provide the address and necessary estimated funds.

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 **\$50.16**. 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,

Christal G. Perry

Christal G. Perry

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

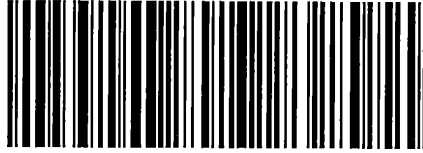
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

Personal Service ☐

**You must return this form along with your letter and remittance. This form is to be
used for supplemental personal process only.**

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 7200 79



(2023-C-000157 - FAYETTE COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

CD51AD83-C60D-4E21-877E2B754E21158F][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
03/21/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: FAYETTE COUNTY 2023-C-000157
DALLAS O'DELL
396 PEA RIDGE RD
OAK HILL, WV 25901

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 **\$50.16**. 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,

Christal G. Perry

Christal G. Perry

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 ☐

You must return this form along with your letter and remittance. This form is to be used for supplemental personal process only.

Supplemental Notice to Redeem Form

Total Cost: \$50.16

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-000157

County: FAYETTE

Legal Description: .37 AC SURF WV RT 18 PEA RIDGE RD

Map: 22P Parcel: 0081 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"/>

DALLAS O'DELL
428 PEA RIDGE RD
OAK HILL, WV 25901
USA

You must return this form along with your letter and remittance. This form is to be used for supplemental personal process only.

APR 7 25 PM 12:41

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



(2023-C-000157-FAYETTE COUNTY-WVTK LLC)

DALLAS O'DELL - PERSONAL SERVICE
428 PEA RIDGE RD
OAK HILL, WV 25901

{CD51AD83-C60D-4E21-877E2B754E21158F}[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-000157-FAYETTE COUNTY-WVTK LLC)

DALLAS O'DELL - PERSONAL SERVICE
428 PEA RIDGE RD
OAK HILL, WV 25901

To: DALLAS O'DELL, OCCUPANT, DALLAS O'DELL, 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-000157-FAYETTE COUNTY- WVTK LLC)

DALLAS O'DELL - PERSONAL SERVICE
428 PEA RIDGE RD
OAK HILL, WV 25901

DISTRICT PLATEAU MAP 22P PARCEL 0081 0001 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000157** , located in PLATEAU District, .37 AC SURF WV RT 18 PEA RIDGE RD which was returned delinquent or nonentered in the name of ODELL CECIL H & MARTHA J , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on June 5, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 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 - 19333 .	\$212.57
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 2023-19444 .	\$139.19
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$836.30
Additional Statutory Fees with Interest.	\$51.16
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,452.17

You may redeem at any time before June 30, 2025 by paying the above total less any unearned interest.

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand April 29, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of FAYETTE 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

40947
Bm



(2023-C-000157-FAYETTE COUNTY-WVTK LLC)
DALLAS O'DELL - PERSONAL SERVICE
428 PEA RIDGE RD
OAK HILL, WV 25901

This Execution satisfied this
5 day of MAY 20 25
Jess McMullen
Sheriff of Fayette County
By D/S McMullen Deputy

posted to property

MAY 16 2025 AM 11:37

{CD51AD83-C60D-4E21-877E2B754E21158F}[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-000157-FAYETTE COUNTY-WVTK LLC)

DALLAS O'DELL - PERSONAL SERVICE
428 PEA RIDGE RD
OAK HILL, WV 25901

To: DALLAS O'DELL, OCCUPANT, DALLAS O'DELL, 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.

MAY 16 2025 AM 11:38

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



(2023-C-000157-FAYETTE COUNTY- WVTK LLC)

DALLAS O'DELL - PERSONAL SERVICE
428 PEA RIDGE RD
OAK HILL, WV 25901

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APR 16 2025 11:38

