This deed made this 20th day of October, 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 \$737.65, 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	7
2023-C-000399	LANEY DAVID	7

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 Cabell, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000399	LT 6 & PT 5 MORRIS ADN 1449 28TH ST	Huntington Gideon
		Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$737.65.

Witness the following signature:

Chistal & Lerry

Christal G. Perry

Appointee of the Honorable Mark A. Hunt, State Auditor

State of West Virginia County of Kanawha, to wit:

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 20th day of October, 2025, has acknowledge the same before me in said County.

Given under my hand this 20th day of October, 2025. My commission expires June 10, 2030,

Notary Public, State of West Virginia

Notary Public, State of West Virginia

David Cole

West Virginia State Auditor's Office
1900 Kanawha Blvd East

Building 1, Room W-114

Charleston, WV 25305

My Commission Expires June 10, 2030

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

WUTK LLC 18102 SENECA TRAIL MARLINTON WU 24954-6840

cott Caserta, Clerk nstrument 6245158 0/24/2025 @ 12:09:15 PM EED cook 153€@ Page 583 ages Rederded 71 ecordingECost \$ 1

124,00

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000399

CABELL COUNTY COUNTY 05 GIDEON

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 05 48 0442 0000 0000 ACCOUNT # 00027288

YR TICKET PERSON CHARGED WITH TAXES DESCRIPTION

2022 0000027932

LANEY DAVID

LT 6 & PT 5 MORRIS ADN

1449 28TH ST

1449 28TH ST

HUNTINGTON

WV 257051219

DELINQUENT TAXES 55.86 INTEREST 4.19 PUBLICATIONS & NOTICES 70.00 CERT PUBLICATION ( 15.00 SUBSEQUENT TAXES AMOUNT 2023 0000028034 436.95

TOTAL

582.00

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

SHERIFF, COUNTY OF CABELL COUNTY

#### 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: CABELL COUNTY 2023-C-000399

Memorandum of real estate sold in the county of CABELL on this 6th day of June, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

**Property Description:** 

LT 6 & PT 5 MORRIS ADN 1449 28TH ST

District:

**HUNTINGTON GIDEON CORP** 

Map: 48

Parcel:

0442 0000 0000

Taxpayer:

LANEY DAVID 1449 28TH ST

HUNTINGTON, WV 25705-1219

<del></del>	<del></del>	Amount of Bid  Amount Due	\$737.65 \$737.65
osaranouse rasinty improvement rund		× ,	\$10.00
Courthouse Facility Improvement Fund	<del></del>		\$47.47
Auditor's Fee	· · · · · · · · · · · · · · · · · · ·	-	\$30.60
Publication Fee		<del></del>	
Certification Fee	. v	,	\$25.75
Back Taxes:			\$0.00
Subsequent Taxes: 2023-28034	2 1		\$467.18
Interest on Delinquent Taxes			\$11.60
Delinquent Taxes: 2022 - 27932			\$145.05

#### Purchaser:

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

John B. M.C. L. 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 4, 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.

[42EB13E2-D38D-485E-94D65298539364B4][APPROVAL LETTER]

# West Virginia State Auditor's Office

# **Notice to Redeem Form**

Total Cost: \$335.65

billing Name / Org	janization: WVTK LLC					
Address: 18102 SI	ENECA TRAIL			Þ	<b>Y</b>	
City / State / Zip :	MARLINTON, WV 24954					
Phone: 304-389-4	951 Alt. Phone:				*	
Certification / Cert	ificate Number: 2023-C-(	000399				
County: CABELL C	OUNTY				4	
Legal Description:	LT 6 & PT 5 MORRIS ADI	N 1449 28TH	ST			, x
Map: 48 Parcel: 0	1442 0000 0000	,				
Name and addres	s of those to be notified	4.	, , , , , , , , , , , , , , , , , , ,	<del>,</del> _		
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
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<b>a</b>		Ø				
THE CITY OF HUNT PO BOX 1659 HUNTINGTON, WV JSA	·					
Certified Mail Only	Certified & Regular Mail		Personal Service		Regular Mail Only to Occupant	Foreign Mail
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OCCUPANT 1449 28TH ST		,			ā	شن
Huntington, W USA	V 25705		•			
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
				ra ·		
☑ IRS, ATTN: ADVISO 7940 KENTUCKY [ STOP 2850F	DRY CONSOLIDATED RECE DRIVE	⊠ :IPTS				
IRS, ATTN: ADVISO 7940 KENTUCKY [	ORY CONSOLIDATED RECE DRIVE					
IRS, ATTN: ADVISO 7940 KENTUCKY [ STOP 2850F FLORENCE, KY 410	ORY CONSOLIDATED RECE DRIVE	EIPTS			Regular Mail Only to Occupant	
IRS, ATTN: ADVISO 7940 KENTUCKY E STOP 2850F FLORENCE, KY 410 USA Certified Mail	DRY CONSOLIDATED RECE DRIVE 042	EIPTS	Personal	Secretary of	Regular Mail Only	

letterhead.

SEP 26"24 AH11:10

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: LANEY DAVID

LT 6 & PT 5 MORRIS ADN 1449 28TH ST HUNTINGTON-GIDEON CORP District Cabell County, West Virginia

Certificate No. 2023-C-000399 CIN CTS-06-2023-399

Dear Oak Hall,

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

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

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



SEP 26'24 AH11:10

## TITLE WORKSHEET



**CABELL County - 06** 

Name(s) LANEY DAVID

HUNTINGTON-GIDEON CORP Dist (05) Map 0048 Parcel 0442 Sub 0000SPLIT0000 Description LT 6 & PT 5 MORRIS ADN 1449 28TH ST

TITLE WORK CODE: CTS-06-2023-399 PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023: LANEY DAVID - EST Book/Page: 912/311 Tax Class: 2

LANDBOOK 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003: LANEY

DAVID Book/Page: 912/311 Tax Class: 2

LANDBOOK 2021: LANEY DAVID Book/Page: 912 / 311 Tax Class: 2

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

**TRANSFERS** 

**GRANTOR** 

GRANTEE

Death Date 12/30/2021

LANE PAUL BERNARD LANE WILLIAM THOMAS LAYNE CLARA BELLE LAFERTY CLAUDE LANEY DAVID LEE LAWSON PATRICIA LAMBERT LAURA JEAN LANHAM WILLIAM FOY JR LAMBERT KAREN LYNN LANIER JERRY EDWARD LANE MARY FRANCES LAMBERT BONNIE LOU LANDERS PHILLIP DAVIS

02/01/2022

LAFOLLETTE SHAWN PATRICK

LANGDON NANCY LANE KAREN VIRGINIA

LAWSON PRISCILLA JEAN HAGER

LAYMAN EDWARD RAY SR

LAMBE DEBRA SUE

LAMBERT DIANNA LYNN

LAMBERT FRANK HAROLD

LAMM KEITH BRIAN

LAFON LARRY ALLEN SR

LAYMAN WILLIAM FRANK LAWSON LYDIA VIRGINIA

LAWRENCE JONATHAN

LATMAN LINDA MAE

LAMBERT KIMBERLY

Deed

WILLIAM N BARBOUR

ALDINE BARBOUR

CHARLES L BARBOUR

JAMES BARBOUR

**EVELYN B BARBOUR** 

06/01/1989

EMMA LOU MCGINNIS

BARBARA F SCHRADER

THOMAS P SHRADER

CHARLES F HASTINGS

HEIRS OF ALDINE HASTINGS (DECEASED)

HEIRS OF CHARLES G BARBOUR

Adverse Item Table

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DEATH RECORD 2021/50

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LANEY DAVID - EST

LANEY DAVID

CTS-06-2023-399

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DEATH RECORD-2021-50 DT-1603-514 CTTY OF HTGN LIEN-177- PROBATE APPT DT-1567-277 JUDGMENT-1 68-79 CTTY OF HTGN LIEN-176- DT-1518-553 DT-1494-224 CTTY OF HTGN LIEN-165-	•		DT-1603-520	
PROBATE APPT   DT-15/8-732   DT-16/8-732		DEATH RECORD-2021-50		CITY OF HTGN LIEN-177-38
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USPS CERTIFIED MAIL



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(2023-C-000399-CABELL COUNTY-WVTK LLC)

THE HERALD-DISPATCH 5192 BRALEY ROAD HUNTINGTON, WV 25705



(2023-C-000399-CABELL COUNTY-WVTK LLC)

THE HERALD-DISPATCH 5192 BRALEY ROAD HUNTINGTON, WV 25705

To: DAVID LANEY ESTATE OR UNKOWN HEIRS OF, THE CITY OF HUNTINGTON, DAVID LANEY ESTATE OR UNKNOWN HEIRS OF, 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.



(2023-C-000399-CABELL COUNTY- WVTK LLC)

THE HERALD-DISPATCH 5192 BRALEY ROAD HUNTINGTON, WV 25705

## DISTRICT HUNTINGTON GIDEON CORP MAP 48 PARCEL 0442 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000399 , located in HUNTINGTON GIDEON CORP District, LT 6 & PT 5 MORRIS ADN 1449 28TH ST which was returned delinquent or nonentered in the name of LANEY DAVID , and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 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 - 27932.	\$169.71
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 2023-28034.	\$506.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$146.62
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$897.43
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor -</b> cashier check, money order, certified or personal check.	\$1,720.73
You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.	
Given under my hand October 22, 2024	·

Given under my hand October 23, 2024



G. Russell Rollyson Jr.

Deputy Commissioner of Delinquent and

Nonentered Lands of CABELL County, State of West Virginia

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



(2023-C-000399-CABELL COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
1449 28TH ST
HUNTINGTON, WV 25705



(2023-C-000399-CABELL COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL 1449 28TH ST HUNTINGTON, WV 25705

To: DAVID LANEY ESTATE OR UNKOWN HEIRS OF, THE CITY OF HUNTINGTON, DAVID LANEY ESTATE OR UNKNOWN HEIRS OF, 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.



(2023-C-000399-CABELL COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL 1449 28TH ST HUNTINGTON, WV 25705

#### DISTRICT HUNTINGTON GIDEON CORP MAP 48 PARCEL 0442 0000 0000

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Given under my hand October 23, 2024



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Deputy Commissioner of Delinquent and

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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



Date Produced: 09/22/2025

#### STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9373 16. Our records indicate that this item was delivered on 09/18/2025 at 11:57 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:

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Address of Recipient:

18/02 Jene Cla

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



Date Produced: 04/28/2025

#### STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7341 20. Our records indicate that this item was delivered on 04/25/2025 at 11:27 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:

Jonaha Annex

Address of Recipient:

1810> Senera

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



Date Produced: 04/28/2025

#### STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7342 05. Our records indicate that this item was delivered on 04/25/2025 at 11:27 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:

Jonatha Annest

Address of Recipient:

18102 Senera

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5115 16

(2023-C-000399-CABELL COUNTY-WVTK LLC) WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321



(2023-C-000399-CABELL COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321

To: DAVID LANEY ESTATE OR UNKOWN HEIRS OF, THE CITY OF HUNTINGTON, DAVID LANEY ESTATE OR UNKNOWN HEIRS OF, 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.



(2023-C-000399-CABELL COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321

## DISTRICT HUNTINGTON GIDEON CORP MAP 48 PARCEL 0442 0000 0000

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$146.62
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$897.43
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor -</b> cashier check, money order, certified or personal check.	\$1,720.73
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 CABELL County, State of West Virginia

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-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 5115 16. 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 :

Months & Stizebeth Agers

Address of Recipient:

Dohney WU 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



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 5150 02. Our records indicate that this item was delivered on 10/25/2024 at 02:18 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient:

t DINOON

Address of Recipient:

5192 BRALEY RD, HUNTINGTON, WV 25705

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



Date Produced: 09/22/2025

## STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9372 79. Our records indicate that this item was delivered on 09/18/2025 at 11:56 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:

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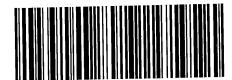
Address of Recipient:

18/02 Jene Cua

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5114 86



(2023-C-000399-CABELL COUNTY-WVTK LLC)
THE CITY OF HUNTINGTON
PO BOX 1659
HUNTINGTON, WV 25717



(2023-C-000399-CABELL COUNTY-WVTK LLC)

THE CITY OF HUNTINGTON PO BOX 1659 HUNTINGTON, WV 25717

To: DAVID LANEY ESTATE OR UNKOWN HEIRS OF, THE CITY OF HUNTINGTON, DAVID LANEY ESTATE OR UNKNOWN HEIRS OF, 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.



(2023-C-000399-CABELL COUNTY- WVTK LLC)

THE CITY OF HUNTINGTON PO BOX 1659 HUNTINGTON, WV 25717

## DISTRICT HUNTINGTON GIDEON CORP MAP 48 PARCEL 0442 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000399 , located in HUNTINGTON GIDEON CORP District, LT 6 & PT 5 MORRIS ADN 1449 28TH ST which was returned delinquent or nonentered in the name of LANEY DAVID , and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 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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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 2023-28034.	\$506.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$146.62
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$897.43
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor -</b> cashier check, money order, certified or personal check.	\$1,720.73
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 CABELL County, State of West Virginia

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-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 5114 86. Our records indicate that this item was delivered on 10/26/2024 at 06:54 a.m. in HUNTINGTON, WV 25701. The scanned image of the recipient information is provided below.

Signature of Recipient:

Judith Tchoonmaker

Address of Recipient:

Po Boy 1659 Huntington WV

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5115 09

(2023-C-000399-CABELL COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042



(2023-C-000399-CABELL COUNTY-WVTK LLC)

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

To: DAVID LANEY ESTATE OR UNKOWN HEIRS OF, THE CITY OF HUNTINGTON, DAVID LANEY ESTATE OR UNKNOWN HEIRS OF, 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.



(2023-C-000399-CABELL COUNTY- WVTK LLC)

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

## DISTRICT HUNTINGTON GIDEON CORP MAP 48 PARCEL 0442 0000 0000

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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 CABELL County, State of West Virginia

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-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 5115 09. 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:

Dan Du Stre

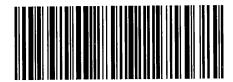
Address of Recipient:

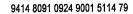
7940 Kentucky Dive Florence, KY 41042

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

USPS CERTIFIED MAIL







(2023-C-000399-CABELL COUNTY-WVTK LLC)
DAVID LANEY ESTATE OR UNKOWN HEIRS OF
1449 28TH ST
HUNTINGTON, WV 25705



(2023-C-000399-CABELL COUNTY-WVTK LLC)

DAVID LANEY ESTATE OR UNKOWN HEIRS OF 1449 28TH ST HUNTINGTON, WV 25705

To: DAVID LANEY ESTATE OR UNKOWN HEIRS OF, THE CITY OF HUNTINGTON, DAVID LANEY ESTATE OR UNKNOWN HEIRS OF, 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.



(2023-C-000399-CABELL COUNTY- WVTK LLC)

DAVID LANEY ESTATE OR UNKOWN HEIRS OF 1449 28TH ST HUNTINGTON, WV 25705

#### DISTRICT HUNTINGTON GIDEON CORP MAP 48 PARCEL 0442 0000 0000

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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 CABELL County, State of West Virginia

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

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 5114 79

(2023-C-000399-CABELL COUNTY-WVTK LLC)
DAVID LANEY ESTATE OR UNKOWN HEIRS OF
1449 28TH ST
HUNTINGTON, WV 25705

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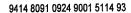
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RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

8C: 25305000999 \*0171-01656-23-40

USPS CERTIFIED MAIL





(2023-C-000399-CABELL COUNTY-WVTK LLC)
DAVID LANEY ESTATE OR UNKNOWN HEIRS OF
13 CIRCLE DR
HUNTINGTON, WV 25701-8702



(2023-C-000399-CABELL COUNTY-WVTK LLC)

DAVID LANEY ESTATE OR UNKNOWN HEIRS OF 13 CIRCLE DR HUNTINGTON, WV 25701-8702

To: DAVID LANEY ESTATE OR UNKOWN HEIRS OF, THE CITY OF HUNTINGTON, DAVID LANEY ESTATE OR UNKNOWN HEIRS OF, 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.



(2023-C-000399-CABELL COUNTY-WVTK LLC)

DAVID LANEY ESTATE OR UNKNOWN HEIRS OF 13 CIRCLE DR HUNTINGTON, WV 25701-8702

#### DISTRICT HUNTINGTON GIDEON CORP MAP 48 PARCEL 0442 0000 0000

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

### 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 5114 93

(2023-C-000399-CABELL COUNTY-WVTK LLC) DAVID LANEY ESTATE OR UNKNOWN HEIRS OF 13 CIRCLE DR **HUNTINGTON, WV 25701-8702** 

NOV 6"24 AH10:46

NIXIE

152 DE 1

0010/31/24

US POSTAGE MPITNEY BOWES

ZIP 25305 **\$ 008.16**<sup>0</sup> 0000381984 OCT. 23. 2024

RETURN TO SENDER INSUFFICIENT ADDRESS UNABLE TO FORWARD

25701289059031

BC: 25305002139 \*0171-01654-23-40

NOTICE OF REDEMPTION

CERT NO. 2023 C000399

#### CABELL COUNTY

#### WYTK LLC

To: DAWD LANEY ESTATE OR UNKNOWN HERS OF, THE CITY OF HUNTWIGTON, DAWD LANEY ESTATE OR UNKNOWN HEIRS OF, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEPTS, WY STATE TAX DEPARTMENT or heirs at law, devisees, creditors, representatives, successors, assigns, alterown heirs, guardians, conservators, fiduciaries, administrators, bentholders, con owners, other parties having an undivided interest in the definition property, and other parties that may have any interest in the subject property.

DISTRICT HUNTINGTON GIDEON CORP

MAP 48

#### PARCEL 0442 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate. Cort No. 2023C-000399, located in HUNTINGTON GIDEON ODRY District, LT 6 & PT 5 MORRS ADN 1449 28TH ST which was returned delinquent or nonentered in the name of LANEY DIVID, and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 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 - 27932. \$169.71

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, interest to for tax year 2023-28034, \$506.97

Additional taxes with interest, \$0.00

Auditor's Certification, Publication, and Redemption fee plus interest. \$146.62

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$897.43

Additional Statutory Fees with Interest. \$0.00

Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check, \$1,720.73

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

Given under my hand October 23, 2024

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

> Please return this letter and 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

LH-199434 12-14,21,28;2024

Acc.ld:

251847

Name:

OFFICE OF STATE

1900 KANAWHA BLVD E#

Legal Notices

**AUDITOR** 

Phone:

304-558-2262

Address:

CHARLESTON

Postcode:

City:

State:

25305

Class:

9010

HD HD HD

Edition: Start:

12/14/2024

Stop:

12/28/2024

Issues:

92.0

Units Order ID:

HC 199434

TFN:

C

TFN cycle:

Rep:

**EQUEEN** 

Status:

CF

Source:

ML

Paytype:

LG

Rate:

**Cost EXC** 

GST:

0.00

263.13

Tax: Total Charge: 263.13

Printed on: 11/12/2024 16:40:55

Printed by: EQUEEN

11/10/0004 4 40 DM

G. Rassell Rollyson Jr. Deputy Commissioner of Belinquent and Nonembered Lands of CABELL County. — State of West Virginia

LH-199434 12-14,21,28,2024

Legal Notices NOTICE OF REDEMPTION

CERT NO. 2023 C 000454

CABELL COUNTY

LH-200249 12-14,21,28,2024

2005 Honda Odyssey (304) 736-8989

2014 Honda Odyssey (304) 735-8999

2019 Jeep Renegado (304) 736-8999

2010 Joep Wrangle (304) 736-8999

2007 Missen Pathfinder (304) 736-8999

2013 Rem 1500 Low Miles (304) 736-8999

2016 Suberu Outback (304) 736-8999

2014 Toyota Sientia (304) 736-8999

www.markbates.blz 2106 US RT 60 (204) 736-8999

SUVe

1021 Jeep Wrangler Unlimited Sport, (ellow, 4WD, 24,340 Miles 532,990

444 4th Avo. Huntington, WV (304) 525-2712 HWW. Brothers Auto Salesinc.com

If you need to Buy it South Rent It Fleed it First

2018 Harley FLHR, Road King, 16,242 Miles \$15,490

2020 Hartey 6,413 ml. Black Seftall \$14,690

2018 Karrasaki Vulcan S 9,599 white \$4,700

2022 Kawasaki KLR 650, 915 ml, Pear Sand Khaki 56,390 444 4th Are. Huntington, WV (304) 525-2712 www.BrythersAuto Safestine.com

rucks & Trailers

444 4th Ave. Huntington, WV (304) 525-2712

2021 Ram 2500 Laramie, Orew Cab, SWB, GWD, Black, Diesel, 86,215 Miles \$53,800

2022 Ford F150 XLT, 4WD, Super Crew, White, 22,795 Miles \$42,900

2023 Chery Silvered: 1500, 5.3 V8. Reg Cab, White 15.862 Miles 530,890

2023 Keyston Springdale 1800 \$15,980

2022 Will dwo 270RTK FSX Forest River Toy Hauter \$21,490

1997 Bajn 322, 32 peed Bost, need see, All Serviced, Water ready \$51,800

Mark Bates pre-owned autos

Reothers

444 4th Ave. Huntington, WV (304) 525-2712

ludilor's Certification, Publication, and F ice plus interest. \$211.30

Additional Statutory Fees with Interest, \$0.00

Brothers iven under my hand October 23, 2024

THE ACES ON BRIDGE® Bobby Wolff "There is no revenge so com-plete ns forgiveness." — Josh Billings

NORTH

When the Americans defeated Italy at bridge in the 2005 world championships final, it was re-venge for an Italian shellacking handed out in Paris in 2001. The Italians produced some inspired

Italians produced some inspired decirer play then — as in to-dealy sentured deal.

When Norberto Boechi as South reached five diamonds. West found the seemingly fatial heart lead. East won and shifted to a spade at trick two, and Boechi look what is often deregatorily referred to as a practice finesse, by putting in the spade queen even though durmy had a singletion and apparently no useful discard.

However, when the queen

However, when the queen held, South cashed the spade ace to pitch a club. He then ruffed a spade and led the trump ace. Now he used both his top clubs as

In the four-card ending that he had imagined at trick two, he had two clubs and two trumps in duniny, and three trumps and a losing club in hand. At this point, he exited with a trump, point, he exited with a trump, endplaying East, who won with his diamond queen but now had to lead a major, having no clubs left. Boechi pitched his club loser and ruffed in dummy, for 11 tricks — beautifully played. The point of the deal is that unless Boechi takes the snade finesse. Bocchi takes the spade finesse, he runs out of trumps in dummy and lacks the entries to make the

\*10 \*10 \*A106542 ±J10982 EAST • K J 8 7 3 • A K 8 2 • Q 7 • 5 3

Vulnerable: Neither Dealer: North

o Majors

Opening Lead: Heart five

BID WITH THE ACES

ANSWER: This is a takeout ANSWER: This is a takeout double, so you should not even consider passing. It may seem ugly to bid a four-card diamond suit, but that is all you were dealt. You must let your partner sort out what to do it is inconveniences him. If the overcell had been two spades, you could have bid a natural two no-trump here.

Cell 104-526-4002 LH-202018 12-14-21,28:2024 V. Mont













### AFFIDAVIT OF PUBLICATION

being duly sworn, depose and say that I am Legal Clerk for The Herald-Dispatch, HD Media Co., LLC, who publishes at Huntington, Cabell County, West Virginia, the newspaper The Herald-Dispatch, an Independent newspaper, the morning seven days each week, Monday through Sunday including New Year's Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving and Christmas; that I have been duly authorized by the Board of Directors of such corporation and the newspaper mentioned herein; that the legal advertisement attached in the left margin of this affidavit and made a part herof and bearing number 199434 was duly published in the The Herald-Dispatch once a week for 3 successive weeks, commencing with its issue of 12/14/2024 and ending with the issue of 12/28/2024, that said legal advertisement was published on the following dates: 12/14/2024, 12/21/2024, 12/28/2024 that the cost of publishing said annexed advertisement as aforesaid was \$ 263.13; that such newspaper in which such legal advertisement was published has been and is now published regularly, at least as frequently as once a week for at least fifty weeks during the calendar year as prescribed by its mailing permit and has been so published in the municipality of Huntington, Cabell County, West Virginia, for at least one year immediately preceding the date on which the legal advertisement set forth herin was delivered to such newspaper for publication; that such newspaper is a newspaper of "general circulation" as defined in article 3 ,chapter 59, of the West Virginia Code within the publication area or areas of the municipality of Huntington, Cabell, Putnam and Wayne Counties, West Virginia, and that such newspaper is circulated to the general public at a definite price or consideration; that such newspaper on each date published consists of not less than four pages without a cover; and that it is a newspaper to which the general public resorts for passing events of a political, religious, commercial and social nature, and for current happenings, announcements, miscellaneous reading matter, advertisements and other notices.

Taken, subscribed and sworn to before me in my said county this day: 12/28/2024

My commission expires

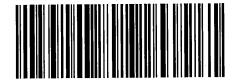
Notary Public

Cabell County, West Virginia





USPS CERTIFIED MAIL



9414 8091 0924 9001 9373 16



(2023-C-000399 - CABELL COUNTY) WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954 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 Nirginia



State Auditor and Commissioner of Delinquent and Nonentered Lands 09/16/2025

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

RE: CABELL COUNTY 2023-C-000399

DAVID LANEY ESTATE OR UNKNOWN HEIRS OF 1449 28TH ST
HUNTINGTON, WV 25705

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 \$50.86 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 <a href="https://www.wvsao.gov/CountyCollections/Default#NTRCalculator">https://www.wvsao.gov/CountyCollections/Default#NTRCalculator</a> 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	<u>d</u>
**Please be advised you <u>cannot</u> change PO	e the name of the individual being served nor can you serve : 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.

USPS CERTIFIED MAIL



9414 8091 0924 9001 9372 79



(2023-C-000399 - CABELL COUNTY) WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





State Auditor and Commissioner of Delinquent and Nonentered Lands 09/16/2025

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

RE: CABELL COUNTY 2023-C-000399

DAVID LANEY ESTATE OR UNKOWN HEIRS OF 1449 28TH ST
HUNTINGTON, WV 25705

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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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 i	<u>notified</u>	
**Please be advised you cannot	change the name of the individual be PO Box by Personal Service**	ing served nor can you serve a
Personal Service		

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7341 20



(2023-C-000399 - CABELL COUNTY) WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





State Auditor and Commissioner of Delinquent and Nonentered Lands 04/23/2025

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

RE: CABELL COUNTY 2023-C-000399
DAVID LANEY ESTATE OR UNKNOWN HEIRS OF
13 CIRCLE DR
HUNTINGTON, WV 25701-8702

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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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 <a href="https://www.wvsao.gov/CountyCollections/Default#NTRCalculator">https://www.wvsao.gov/CountyCollections/Default#NTRCalculator</a> to calculate a new amount. We cannot serve a post office box.

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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 <u>cannot</u> change the PO Box	name of the individual being served nor can you serve a 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.

USPS CERTIFIED MAIL



9414 8091 0924 9001 7342 05



(2023-C-000399 - CABELL COUNTY) WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





State Auditor and Commissioner of Delinquent and Nonentered Lands 04/23/2025

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

RE: CABELL COUNTY 2023-C-000399

DAVID LANEY ESTATE OR UNKOWN HEIRS OF
1449 28TH ST
HUNTINGTON, WV 25705

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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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	e notified	ī
**Please be advised you canno	ot change the name of the individual being PO Box by Personal Service**	served nor can you serve a
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

## **Supplemental Notice to Redeem Form**

Total Cost: \$92.32

Billing Name / Or	ganization: WVTK LLC	1			•	
Address: 18102 S	_					
City / State / Zip :	MARLINTON, WV 24954					i
Phone: 304-389-	4951 Alt. Phone:					
Certification / Cer	tificate Number: 2023-C-	000399				
County: CABELL						
Legal Description	: LT 6 & PT 5 MORRIS AD	N 1449 28TH	ST			
Map: 48 Parcel:	0442 0000 0000		, , ,		· v	
Name and addre	ss of those to be notified	d			4	
Certified Mail	Certified & Regular Mail	l Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
ם ´			Ø			
DAVID LANEY EST 1449 28TH ST HUNTINGTON, W USA	ATE OR UNKOWN HEIRS V 25705	OF				1 ,
		·				
Certified Mail Only	Certified & Regular Mai	l Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
			Ø			
DAVID LANEY EST 1449 28TH ST HUNTINGTON, W USA	ATE OR UNKNOWN HEIR V 25705	S OF		•	<i>:</i>	•

MENTH CLAY

personal process only.



(2023-C-000399-CABELL COUNTY-WVTK LLC)

DAVID LANEY ESTATE OR UNKNOWN HEIRS OF - PERSONAL SERVICE 1449 28TH ST HUNTINGTON, WV 25705



(2023-C-000399-CABELL COUNTY-WVTK LLC)

DAVID LANEY ESTATE OR UNKNOWN HEIRS OF - PERSONAL SERVICE 1449 28TH ST HUNTINGTON, WV 25705

To: DAVID LANEY ESTATE OR UNKOWN HEIRS OF, THE CITY OF HUNTINGTON, DAVID LANEY ESTATE OR UNKNOWN HEIRS OF, 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.



(2023-C-000399-CABELL COUNTY- WVTK LLC)

DAVID LANEY ESTATE OR UNKNOWN HEIRS OF - PERSONAL SERVICE 1449 28TH ST HUNTINGTON, WV 25705

#### DISTRICT HUNTINGTON GIDEON CORP MAP 48 PARCEL 0442 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No.** 2023-C-000399, located in HUNTINGTON GIDEON CORP District, LT 6 & PT 5 MORRIS ADN 1449 28TH ST which was returned delinquent or nonentered in the name of LANEY DAVID, and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after September 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before August 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 - 27932.	\$176.96
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 2023-28034.	\$529.08
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$149.37
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$939.22
Additional Statutory Fees with Interest.	\$94.17
Total Amount Due and Payable to <b>WV State Auditor -</b> cashier check, money order, certified or personal check.	\$1,888.80

You may redeem at any time before August 31, 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 June 10, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of CABELL County, State of West Virginia

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

STATE OF WEST VIRGINIA,
COUNTY OF CABELL, TO-WIT:
FAILURE TO EXECUTE THIS PROCESS ON THE
WITHIN NAMED DAVID LANEY EST.
ON THE ZLO DAY OF JUNE
20 <b>25</b> , DUE TO THE FOLLOWING:
BAD ADDRESS
THREE ATTEMPTS MADE
NEED PHYSICAL ADDRESS
LOCKED PREMISES-NO ACCESS
NOT IN CABELL COUNTY, WV
NO APARTMENT NUMBER
AVOIDING PROCESS
DOES NOT LIVE AT ADDRESS VACANT.
SHERIFF DOUGLAS W. ADAMS
By Min They, LOW
( ) DEPUTY M PROCESS SERVER



(2023-C-000399-CABELL COUNTY- WVTK LLC)

DAVID LANEY ESTATE OR UNKOWN HEIRS OF - PERSONAL SERVICE 1449 28TH ST HUNTINGTON, WV 25705

### DISTRICT HUNTINGTON GIDEON CORP MAP 48 PARCEL 0442 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, Cert No. 2023-C-000399 , located in HUNTINGTON GIDEON CORP District, LT 6 & PT 5 MORRIS ADN 1449 28TH ST which was returned delinquent or nonentered in the name of LANEY DAVID , and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after September 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before August 31, 2025 will be as follows:

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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 2023-28034		\$529.08
Additional taxes with interest.		\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.		\$149.37
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.		\$939.22
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Given under my hand June 10, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of CABELL County, State of West Virginia

CE:IMCYSM

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



(2023-C-000399-CABELL COUNTY-WVTK LLC)
DAVID LANEY ESTATE OR UNKOWN HEIRS OF - PERSONAL SERVICE
1449 28TH ST
HUNTINGTON, WV 25705

PETHICAL TO



(2023-C-000399-CABELL COUNTY-WVTK LLC)

DAVID LANEY ESTATE OR UNKOWN HEIRS OF - PERSONAL SERVICE 1449 28TH ST HUNTINGTON, WV 25705

To: DAVID LANEY ESTATE OR UNKOWN HEIRS OF, THE CITY OF HUNTINGTON, DAVID LANEY ESTATE OR UNKNOWN HEIRS OF, 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.

PETHICK IT

AUDITOR

STATE OF WEST VIRGINIA COUNTY OF CABELL COUNTY

Plaintiff,

FAILED DUE TO NO SERVICE

Defendant

Failed Due to No Service

Item	Disburse To	Amount Owed	Amount Paid
Mileage Fee		\$0.00	\$0.00
l		Total Owed	\$0.00
		Total Paid	\$0.00
,	*	Uncollectible	\$0.00
		Remaining	\$0.00

Invoice #

IN25-003174

WV STATE AUDITORS OFFICE

CHARLESTON, WV

Comments

ADDRESS IS VACANT. POSTED AS INSTRUCTED

Date Returned 6/26/25

Signed

zt-admin Cabell County

Cabell County
By: Richard Thompson

Phone:

Page 1

WVTK LLC 18102 Seneca Trail Marlinton, WV 24954 Local

3043894951

Toll Free

Fax

8155502328

URL

09/17/25

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

SEP 19"25 AM10:51

Dear WVSAO,

Enclosed please find the following affidavit: CABELL COUNTY 2023-C-399 / DAVID LANEY ESTATE OR UNKOWN HEIRS OF Notice by publications has been requested.

Thanks,

### Susan (Allie) Callison, Attorney at Law PO Box 153

## Hillsboro, WV 24946 sacallisonlaw@gmail.com 304-871-7223

#### RE: CABELL COUNTY 2023-C-399

WVTK LLC has stated to me that, to the best of it's knowledge and records, it has performed the following steps:

IN RESPONSE TO RE: DAVID LANEY ESTATE OR UNKOWN HEIRS OF (shown on auditors site, row )

WVTK LLC purchased the certificate of sale for CABELL COUNTY 2023-C-399, delinquent in the name of LANEY DAVID. Described as LT 6 & PT 5 MORRIS ADN 1449 28TH ST

WVTK LLC properly prepared and submitted a list of names to be serviced by the auditors office, along with sufficient deposit of funds. The names to be served included the following: DAVID LANEY ESTATE OR UNKNOWN HEIRS OF, DAVID LANEY ESTATE OR UNKOWN HEIRS OF, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, OCCUPANT, THE CITY OF HUNTINGTON, WV STATE TAX DEPARTMENT

WVTK LLC requested the entities be served in the following manner:

DAVID LANEY ESTATE OR UNKNOWN HEIRS OF 1449 28TH ST
HUNTINGTON, WV 25705
by Certified mail, by publication

THE CITY OF HUNTINGTON PO BOX 1659 HUNTINGTON, WV 25717 by Certified mail, by publication

DAVID LANEY ESTATE OR UNKNOWN HEIRS OF 13 CIRCLE DR HUNTINGTON, WV 25701-8702 by Certified mail, by publication

Occupant 1449 28TH ST HUNTINGTON, WV 25705 by publication, as occupant

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

WV State Tax Department Po Box 229 TP 15 25 9H 10:52

Charleston, WV 25321 by Certified mail, by publication

DAVID LANEY ESTATE OR UNKOWN HEIRS OF 1449 28TH ST HUNTINGTON, WV 25705

SEP 19'25 AM10:52

DAVID LANEY ESTATE OR UNKOWN HEIRS OF 1449 28TH ST HUNTINGTON, WV 25705

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

RE: DAVID LANEY ESTATE OR UNKOWN HEIRS OF (shown on auditors site, NTR ID 12816/1 Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon DAVID LANEY ESTATE OR UNKOWN HEIRS OF. These efforts included, but were not limited to completing the following steps:

Reviewing the results of the notices available in the scans on the auditor's website;

Review of available public records;

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

Having completed a diligent research, WVTK LLC requested DAVID LANEY ESTATE OR UNKOWN HEIRS OF be served at 1449 28TH ST, HUNTINGTON WV 25705, by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: DAVID LANEY ESTATE OR UNKNOWN HEIRS OF (shown on auditors site, NTR ID 12816/3 Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon DAVID LANEY ESTATE OR UNKNOWN HEIRS OF. These efforts included, but were not limited to completing the following steps:

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Having completed a diligent research, WVTK LLC requested be served at by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

The certificate remains unredeemed.

Having been unable to perfect service in a manner that satisfies the state auditor's office review,

publication is called for by West Virginia code. WVTK LLC, having requested, paid for, and causing notice by publication, hereby requests the deed be issued to WVTK LLC.

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

SEP 19"25 AH10:52

WVTK LLC 18102 Seneca Trail Marlinton, WV 24954 Local

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