

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

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    |
|---------------|-------------|
| 2023-C-000399 | LANEY DAVID |

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:

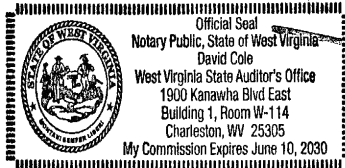
*Christal G. Perry*

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

State of West Virginia  
County of Kanawha, to wit:

I, 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 acknowledged the same before me in said County.

Given under my hand this 20th day of October, 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 Article 3, Section 59 of the Code of West Virginia.

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON WV 24954-6840

Cabell County  
Scott Caserta, Clerk  
Instrument 6245158  
10/24/2025 @ 12:09:15 PM  
DEED  
Book 1536-0 Page 583  
Pages Recorded 71  
Recording Dist \$  
Transfer Tax \$  
124.00  
5.50

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

|                                      |          |
|--------------------------------------|----------|
| Delinquent Taxes: 2022 - 27932       | \$145.05 |
| Interest on Delinquent Taxes         | \$11.60  |
| Subsequent Taxes: 2023-28034         | \$467.18 |
| Back Taxes:                          | \$0.00   |
| Certification Fee                    | \$25.75  |
| Publication Fee                      | \$30.60  |
| Auditor's Fee                        | \$47.47  |
| Courthouse Facility Improvement Fund | \$10.00  |
| Amount of Bid                        | \$737.65 |
| Amount Due                           | \$737.65 |
| Surplus                              | \$0.00   |

**Purchaser:**

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954



*John B. McCuskey*  
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by October 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.

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

Total Cost: \$335.65

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-000399

County: CABELL COUNTY

Legal Description: LT 6 & PT 5 MORRIS ADN 1449 28TH ST

Map: 48 Parcel: 0442 0000 0000

---

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

| Certified Mail<br>Only              | Certified & Regular Mail | Publication                         | Personal<br>Service      | Secretary of<br>State    | Regular Mail Only<br>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"/> |

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

| Certified Mail<br>Only              | Certified & Regular Mail | Publication                         | Personal<br>Service      | Secretary of<br>State    | Regular Mail Only<br>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"/> |

THE CITY OF HUNTINGTON  
PO BOX 1659  
HUNTINGTON, WV 25717  
USA

| Certified Mail<br>Only              | Certified & Regular Mail | Publication                         | Personal<br>Service      | Secretary of<br>State    | Regular Mail Only<br>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"/> |

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

SEP 26 '24 AM 11:10



| Certified Mail<br>Only   | Certified & Regular Mail | Publication                         | Personal<br>Service      | Secretary of<br>State    | Regular Mail Only<br>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  
1449 28TH ST  
HUNTINGTON, WV 25705  
USA

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

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

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

SEP 26 '24 AM 11:10

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 AM11:10

## TITLE WORKSHEET



CABELL County - 06

Name(s) LANEY DAVID

HUNTINGTON-GIDEON CORP Dist (05) Map 0048 Parcel 0442 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-06-2023-399

Description LT 6 & PT 5 MORRIS ADN 1449 28TH STPUT 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            | DEATH RECORD |
|                       | LANGDON NANCY                       | 2021/50      |
|                       | 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                   | DEED         |
|                       | BARBARA F SCHRADER                  | 912/311      |
|                       | THOMAS P SHRADER                    |              |
|                       | CHARLES F HASTINGS                  |              |
|                       | HEIRS OF ALDINE HASTINGS (DECEASED) |              |
|                       | HEIRS OF CHARLES G BARBOUR          |              |

SEP 26 '24 AM 11:10

LANEY DAVID - EST  
LANEY DAVID

Adverse Item Table

OC/FT

DT

liens

|             |                                                             |                                                                         |                                                                                                        |
|-------------|-------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| LANEY DAVID | DEATH RECORD-2021-50<br>PROBATE APPT<br>ADMIN'TOR/IX-41-629 | DT-1603-520<br>DT-1603-514<br>DT-1567-277<br>DT-1518-553<br>DT-1494-224 | CITY OF HTGN LIEN-177-381<br>CITY OF HTGN LIEN-176-414<br>JUDGMENT-168-79<br>CITY OF HTGN LIEN-165-429 |
|-------------|-------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|

REFERENCE ITEMS

LANEY DAVID  
13 Circle Dr  
Huntington, WV 25701

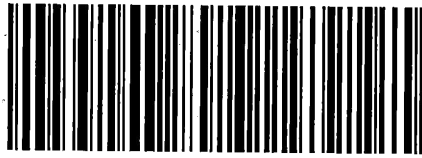
06-DEED-912-311

DB-1243-658,DB-1218-616,DB-1151-127,DB-1073-259,PROBATE APPT ADMIN'TOR/IX-130-402,WILL-125-637,DEATH RECORD-1993-50,LAND CONTRACT-965-732,STATE TAX LIEN-130-668,CITY OF HTGN LIEN-128-333,JUDGMENT-107-309,STATE TAX LIEN-74-615,FEDERAL LIEN-58-448,FEDERAL LIEN-42-97,RELEASE-616-636,RELEASE-611-428,STATE TAX RELEASE-599-493,RELEASE-593-23,RELEASE-568-426,RELEASE-568-425,AFFIDAVIT-357-213,RELEASE-567-678,RELEASE-541-411,RELEASE-510-85,STATE TAX RELEASE-501-701,AFFIDAVIT-319-485,RELEASE-481-559,RELEASE-481-206,RELEASE-465-505,STATE TAX RELEASE-465-357,RELEASE-465-356,RELEASE-465-355,RELEASE-465-354,RELEASE-465-353,RELEASE-465-352,FEDERAL RELEASE-447-681,DT-2262-18,DT-2084-399,DT-2084-381,DT-2062-164,DT-1789-30,DT-1734-199,DT-1728-174,BOND ENCUMBRANCE LIEN-90-82,RELEASE BOND ENCUMBRANCE-540-547,SUBSTITUTION OF TRUSTEE-354-506,SUBSTITUTION OF TRUSTEE-364-210,SUBSTITUTION OF TRUSTEE-370-544,RECORD OF DELINQUENT LAND-2-214

SEP 26 '24 AM 11:10

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 5150 02



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

THE HERALD-DISPATCH  
5192 BRALEY ROAD  
HUNTINGTON, WV 25705

42EB13E2-D38D-485E-94D65298539364B4}[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-000399-CABELL COUNTY-WVTK LLC)

THE HERALD-DISPATCH  
5192 BRALEY ROAD  
HUNTINGTON, WV 25705

To: DAVID LANEY ESTATE OR UNKNOWN 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.

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



(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.                   | <b>\$1,720.73</b> |

**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**

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



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

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

42EB13E2-D38D-485E-94D65298539364B4}[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-000399-CABELL COUNTY-WVTK LLC)

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

To: DAVID LANEY ESTATE OR UNKNOWN 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.

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



(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**

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            |
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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.                   | <b>\$1,720.73</b> |

**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: 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 :

A handwritten signature in black ink, appearing to read "Donnie C. C. C." with a stylized flourish at the end.

A handwritten signature in black ink, appearing to read "Thomas Annett" with a stylized flourish at the end.

Address of Recipient :

A handwritten address in black ink, appearing to read "18102 Seneca Tr." with "Tr." on a separate 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-000399 CABELL COUNTY



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 :

*Jonatha Annen*  
Jonatha Annen

Address of Recipient :

18102 Seneen  
Trail

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

Sincerely,  
United States Postal Service

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

Customer Reference Number: 2023-C-000399 CABELL COUNTY



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 :

A handwritten signature in black ink, appearing to read "Jonathan Amner".

Jonathan Amner

Address of Recipient :

18102 Seneen  
Trail

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

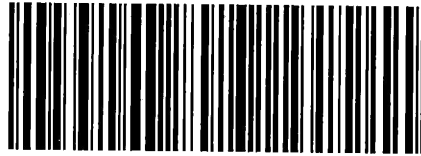
Sincerely,  
United States Postal Service

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Customer Reference Number: 2023-C-000399 CABELL 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 5115 16



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

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

42EB13E2-D38D-485E-94D65298539364B4}[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-000399-CABELL COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

To: DAVID LANEY ESTATE OR UNKNOWN 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.

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



(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**

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.                   | <b>\$1,720.73</b> |

**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 :

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| 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-000399 CABELL



**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 :

*Shirley  
L Queen*

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

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-000399 CABELL



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 :

*Donald C. Annett*

*John A. Annett*

Address of Recipient :

*18102 Seneca  
Tr*

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.

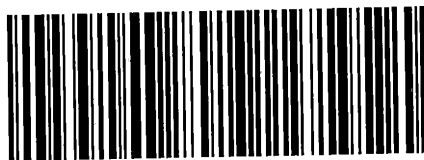
Sincerely,  
United States Postal Service

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-000399 CABELL 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 5114 86



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

THE CITY OF HUNTINGTON  
PO BOX 1659  
HUNTINGTON, WV 25717

[42EB13E2-D38D-485E-94D65298539364B4][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-000399-CABELL COUNTY-WVTK LLC)

THE CITY OF HUNTINGTON  
PO BOX 1659  
HUNTINGTON, WV 25717

To: DAVID LANEY ESTATE OR UNKNOWN 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.

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



(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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| 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.                   | <b>\$1,720.73</b> |

**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**



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 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 :

Signature of Recipient: *Judith Schoonmaker*  
Printed Name: Judith Schoonmaker

Address of Recipient :

Address of Recipient: P.O. Box 1659 Huntington WV 25717

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.

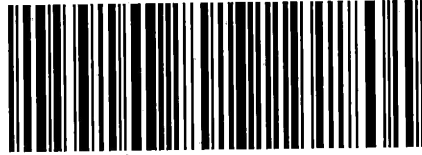
Sincerely,  
United States Postal Service

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-000399 CABELL

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 5115 09



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

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

42EB13E2-D38D-485E-94D65298539364B4}[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-000399-CABELL COUNTY-WVTK LLC)

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

To: DAVID LANEY ESTATE OR UNKNOWN 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.

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



(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**

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,<br>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            |
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| Additional Statutory Fees with Interest.                                                                                                | \$0.00            |
| Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or<br>personal check.                   | <b>\$1,720.73</b> |

**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 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 :

*David W. Stone*  
DAVID W. STONE

Address of Recipient :

7940 Kentucky Drive  
Florence, KY 41042

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

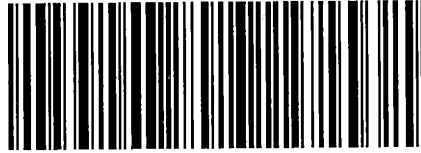
Sincerely,  
United States Postal Service

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Customer Reference Number: 2023-C-000399 CABELL

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

42EB13E2-D38D-485E-94D65298539364B4}[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-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.

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



(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**

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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| Subsequent of taxes paid on the property, with interest to for tax year 2023-28034 .                                                    | \$506.97          |
| Additional taxes with interest.                                                                                                         | \$0.00            |
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| Additional Statutory Fees with Interest.                                                                                                | \$0.00            |
| Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or<br>personal check.                   | <b>\$1,720.73</b> |

**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.*

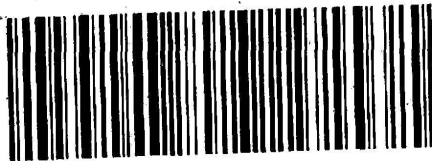
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL County, State of West Virginia

**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**

**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 UNKNOWN HEIRS OF  
1449 28TH ST  
HUNTINGTON, WV 25705



US POSTAGE PAID PITNEY BOWES



ZIP 25305 \$008.16<sup>0</sup>  
02 4W  
0000381984 OCT. 23, 2024

*CTA*  
OCT 24 10:51

NIXIE 152 FE 1 0010/31/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

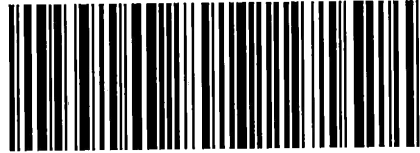
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UTF

25305000999

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

42EB13E2-D38D-485E-94D65298539364B4][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-000399-CABELL COUNTY-WVTK LLC)

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

To: DAVID LANEY ESTATE OR UNKNOWN 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.

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



(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**

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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---

Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

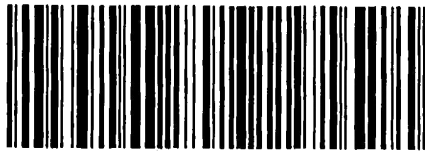
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL County, State of West Virginia

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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**

**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



US POSTAGE PAID PITNEY BOWES



ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 OCT. 23. 2024

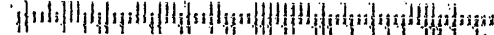
NOV 6 '24 AM 10:46

NIXIE 152 DE 1 0010/31/24

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

1A  
257018702-001

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



NOTICE OF  
REDEMPTIONCERT NO.  
2023C000399

CABELL COUNTY

WVTK LLC

TO: DAVID LANEY ESTATE OR UNKNOWN HEIRS OF,  
THE CITY OF HUNTINGTON, DAVID LANEY ESTATE  
OR UNKNOWN HEIRS OF, OCCUPANT, RS, ATTN:  
ADVISORY CONSOLIDATED RECEIPTS, WV STATE  
TAX DEPARTMENT, or heirs at law, devisees,  
creditors, representatives, successors, assigns, all  
known heirs, guardians, conservators, fiduciaries,  
administrators, lienholders, co-owners, other parties  
having an undivided interest in the delinquent  
property, and other parties that may have any  
interest in the subject property.

DISTRICT 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.  
2023C000399, 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 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  
unearned interest.

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

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

Acc.Id: 251847  
Name: OFFICE OF STATE  
AUDITOR  
Phone: 304-558-2262  
Address: 1900 KANAWHA BLVD E #  
1  
City: CHARLESTON  
State: WV  
Postcode: 25305  
Class: 9010 Legal Notices  
Edition: HD HD HD  
Start: 12/14/2024  
Stop: 12/28/2024  
Issues: 3  
Units: 92.0  
Order ID: HC 199434  
TFN: C  
TFN cycle:  
Rep: EQUEEN  
Status: CF  
Source: ML  
Paytype: BI  
Rate: LG  
Cost EXC  
GST: 263.13  
Tax: 0.00  
Total Charge: 263.13  
Printed on: 11/12/2024 16:40:55  
Printed by: EQUEEN

JAN 14 '25 PM 11:43



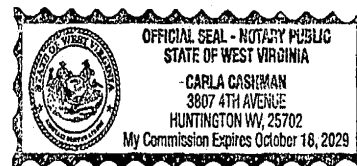
**AFFIDAVIT OF PUBLICATION**

I, Elisha Queen 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 herein 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 Oct. 18, 2029

Carla Cashman  
Notary Public  
Cabell County, West Virginia



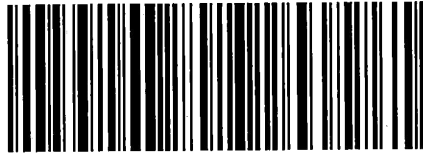
Elisha Queen



2024 12 28 11:48

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 9373 16



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

42EB13E2-D38D-485E-94D65298539364B4}[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  
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 <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

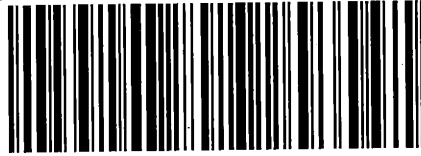
**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a  
PO Box by Personal Service\*\***

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 9372 79



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

42EB13E2-D38D-485E-94D65298539364B4}[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  
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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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 <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

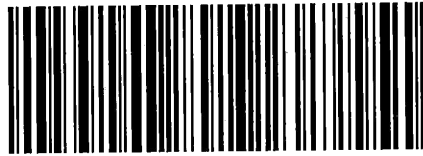
**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a  
PO Box by Personal Service\*\***

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 7341 20



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

42EB13E2-D38D-485E-94D65298539364B4}{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  
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.

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**

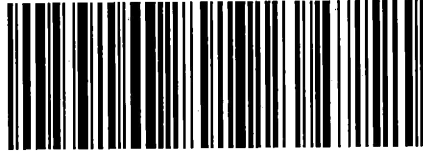
**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a  
PO Box by Personal Service\*\***

**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 7342 05



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

42EB13E2-D38D-485E-94D65298539364B4}[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  
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.

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.**

**Supplemental Notice to Redeem Form**

Total Cost: \$92.32

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-000399

County: CABELL

Legal Description: LT 6 &amp; PT 5 MORRIS ADN 1449 28TH ST

Map: 48 Parcel: 0442 0000 0000

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

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

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

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

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

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

PS:OTWHEZ: FAME

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



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

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

{42EB13E2-D38D-485E-94D65298539364B4}[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-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 UNKNOWN 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.

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



(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.                   | <b>\$1,888.80</b> |

**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**

2023-1-399  
Cabell

STATE OF WEST VIRGINIA,  
COUNTY OF CABELL, TO-WIT:  
FAILURE TO EXECUTE THIS PROCESS ON THE  
WITHIN NAMED DAVID LANEY EST.  
ON THE 26 DAY OF JUNE  
2025, 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 *Michael J. Adams*  
( ) DEPUTY ☒ PROCESS SERVER

JUL 7 25 PM 1:35

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



(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:

|                                                                                                                                      |            |
|--------------------------------------------------------------------------------------------------------------------------------------|------------|
| 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 WV State Auditor - 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

2024 JUN 10 PM 5:11

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



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



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

RECEIVED

{42EB13E2-D38D-485E-94D65298539364B4}[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-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 UNKNOWN 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.

JUL 7 7:25 PM '24

AUDITOR

Return # 31233

Process # C202502872

Docket # 2023C399

Reference #

Cabell

STATE OF WEST VIRGINIA  
COUNTY OF CABELL COUNTY

Plaintiff,

- vs -

Defendant

FAILED DUE TO NO SERVICE

Failed Due to No Service

| Item        | Disburse To | Amount Owed   | Amount Paid |
|-------------|-------------|---------------|-------------|
| Mileage Fee |             | \$0.00        | \$0.00      |
|             |             | 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  
By: Richard Thompson  
Phone:

Date

9/11/25

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 AM 10:51

Dear WWSAO,

Enclosed please find the following affidavit:  
CABELL COUNTY 2023-C-399 / DAVID LANEY ESTATE OR UNKNOWN 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

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**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

SEP 19 '25 AM 10:52

Charleston, WV 25321  
by Certified mail, by publication

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

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

SEP 13 '25 AM 10:52

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  
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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 A. Callison

Susan (Allie) Callison

West Virginia State Bar No: 14541

SEP 13 '25 AM 10:52

WVTK LLC  
18102 Seneca Trail  
Marlinton, WV 24954

Local 3043894951  
Toll Free  
Fax 8155502328  
URL

09/17/25

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HUNTINGTON, WV 25701-8702  
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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

Charleston, WV 25321  
by Certified mail, by publication

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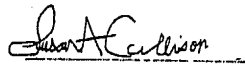
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