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 \$1,155.42, 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-000361	HART JAMES & LORI B	

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-000361	BLK D LT 26 CER SUB 1908 12TH AVE	Huntington Gideon
		Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,155.42.

Witness the following signature:

Chistal & Rerry

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
David Cole
West Virginia State Auditor's Office
1900 Kanawha Bivd East
Building 1, Room W-114
Charleston, W 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 C Article 3, Section 59 of the Code of West Virginia. 18102 SENECA TRAIL
MARLINTON WU 24954-68

tt Caserta, Clerk strument 6245162 24/2025 @ 12:09:19 D D R 153⊱@ Pase 296 Des Rec⊠rded 145 Ording≜Cost \$

3 3 원

State Auditor's Office Supplemental Personal Process For Returned Certified Mail



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

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.

USPS CERTIFIED MAIL



9414 8091 0924 9001 8923 49



(2023-C-000361 - 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 09/08/2025

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

> RE: CABELL COUNTY 2023-C-000361 JAMES HART 1142 MADISON AVE HUNTINGTON, WV 25704

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

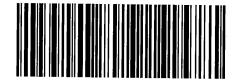
State Auditor's Office Supplemental Personal Process For Returned Certified Mail



Purchaser(s) Name & Address			
			•
(T) 1 37 3		•	, F
Telephone Number:			
Certificate Number:	County:		
Legal Description:			,
Name and address of those to be no	<u>otified</u>		
**Please be advised you cannot cl	hange the name of the individ PO Box by Personal Service	ual being served nor c **	an you serve a
Personal Service			

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9414 8091 0924 9001 8922 95



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State of West Nirginia



State Auditor and Commissioner of Delinquent and Nonentered Lands 09/08/2025

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

> RE: CABELL COUNTY 2023-C-000361 LORI HART 1142 MADISON AVE HUNTINGTON, WV 25704

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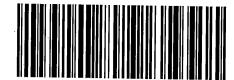
State Auditor's Office Supplemental Personal Process For Returned Certified Mail



Purchaser(s) Name & Address	/	
		•
Telephone Number:		,
Certificate Number:	County:	
Legal Description:		
Name and address of those to be n	notified	
Please be advised you cannot of	change the name of the individual be PO Box by Personal Service	ing served nor can you serve a
Personal Service		

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9414 8091 0924 9001 7360 94



(2023-C-000361 - 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-000361 LORI HART 1908 12TH AVE HUNTINGTON, WV 25701

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

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Christal G. Perry

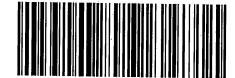
State Auditor's Office Supplemental Personal Process For Returned Certified Mail



Purchaser(s) Name & Address		•	
•			
Telephone Number:	`.(`		i,
Certificate Number:	County:		
Legal Description:			
Name and address of those to be	e notified		
Please be advised you canno	t change the name of the individua PO Box by Personal Service	ll being served nor can	you serve a
Personal Service			

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USPS CERTIFIED MAIL



9414 8091 0924 9001 7351 41



(2023-C-000361 - 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 Nicginia



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-000361 JAMES HART 1908 12TH AVE HUNTINGTON, WV 25701

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Sincerely,

Christal G. Perry

Christal G. Perry

State Auditor's Office Supplemental Personal Process For Returned Certified Mail



	,
•	
Telephone Number:	
Certificate Number: County:	
Legal Description:	
Name and address of those to be notified	
Please be advised you <u>cannot</u> change the name of the individual being served nor can you PO Box by Personal Service	ou 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					
Address: 18102 9	SENECA TRAIL					
City / State / Zip: MARLINTON, WV 24954						
Phone: 304-389-4951 Alt. Phone:						
Certification / Certificate Number: 2023-C-000361						
County: CABELL				,		
Legal Description	: BLK D LT 26 CER SUB 19	08 12TH AVE				
Map: 46 Parcel:	0290 0000 0000					
Name and addre	ss of those to be notified	l		*		4
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
			ল			
James Hart 1142 Madison A Huntington, W USA			,			
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
			Ø			
Lori Hart 1142 Madison A' Huntington, W USA						
You must return personal process	this form along with you only.	ır letter and	remittance	. This form is	to be used for sup	plemental

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(2023-C-000361-CABELL COUNTY-WVTK LLC)
JAMES HART - PERSONAL SERVICE
1142 MADISON AVE
HUNTINGTON, WV 25704

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(2023-C-000361-CABELL COUNTY-WVTK LLC)

JAMES HART - PERSONAL SERVICE 1142 MADISON AVE HUNTINGTON, WV 25704

To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, 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-000361-CABELL COUNTY- WVTK LLC)

JAMES HART - PERSONAL SERVICE 1142 MADISON AVE HUNTINGTON, WV 25704

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000361 , located in HUNTINGTON GIDEON CORP District, BLK D LT 26 CER SUB 1908 12TH AVE which was returned delinquent or nonentered in the name of HART JAMES & LORI B , 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 - 26136.	\$646.37
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 2023-26247.	\$498.58
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$180.71
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,090.22
Additional Statutory Fees with Interest.	\$94.17
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,510.05

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 JAMES HART
ON THE _Z DAY OF _JULY
20 25 , 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
SHERIFF DOUGLAS W. ADAMS
av mil na los
() DEPUTY (M PROCESS SERVER
() DET OTT WITH THE CENTRE OF

OPTIMES, POIN



(2023-C-000361-CABELL COUNTY- WVTK LLC)

JAMES HART - PERSONAL SERVICE 1142 MADISON AVE HUNTINGTON, WV 25704

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

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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

Please return this letter and payment to the

OP:TIMEZ.DOM

8 8 4 8

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



(2023-C-000361-CABELL COUNTY-WVTK LLC)
JAMES HART - PERSONAL SERVICE
1142 MADISON AVE
HUNTINGTON, WV 25704

0011W42.49TH

{4BAA472D-D013-473B-BCC64243E4201999}[NTR LETTER]



(2023-C-000361-CABELL COUNTY-WVTK LLC)

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(W:TTW 92.49)(H



(2023-C-000361-CABELL COUNTY-WVTK LLC) LORI HART - PERSONAL SERVICE 1142 MADISON AVE HUNTINGTON, WV 25704



(2023-C-000361-CABELL COUNTY-WVTK LLC)

LORI HART - PERSONAL SERVICE 1142 MADISON AVE HUNTINGTON, WV 25704

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(2023-C-000361-CABELL COUNTY- WVTK LLC)

LORI HART - PERSONAL SERVICE 1142 MADISON AVE HUNTINGTON, WV 25704

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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 LORI HART
ON THE Z DAY OF JULY
20 25 , 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
SHERIFF DOUGLAS W. ADAMS
BY MIL TAGE, 1818
() DEPUTY () PROCESS SERVER

OFTHER DE



(2023-C-000361-CABELL COUNTY- WVTK LLC)

LORI HART - PERSONAL SERVICE 1142 MADISON AVE HUNTINGTON, WV 25704

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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,510.05

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

00江州区4939

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-000361-CABELL COUNTY-WVTK LLC) LORI HART - PERSONAL SERVICE 1142 MADISON AVE HUNTINGTON, WV 25704

RETTINGET SOUTH

{4BAA472D-D013-473B-BCC64243E4201999}[NTR LETTER]



(2023-C-000361-CABELL COUNTY-WVTK LLC)

LORI HART - PERSONAL SERVICE 1142 MADISON AVE HUNTINGTON, WV 25704

To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, 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.

GE:TTW-SZ:>OSH

WVTK LLC 18102 Seneca Trail Marlinton, WV 24954 Local

3043894951

Toll Free

Fax

8155502328

URL

09/12/25

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

Dear WVSAO,

Enclosed please find the following affidavit: CABELL COUNTY 2023-C-361 / LORI HART 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-361

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: LORI HART (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for CABELL COUNTY 2023-C-361, delinquent in the name of HART JAMES & LORI B. Described as BLK D LT 26 CER SUB 1908 12TH AVE

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: ARTEMIA FERNANDEZ, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, JAMES HART, LORI HART, OCCUPANT, STATE OF WEST VIRGINIA, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, WV STATE TAX DEPARTMENT

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

JAMES HART
1142 MADISON AVE
HUNTINGTON, WV 25704
by Certified mail, by publication

LORI HART 1142 MADISON AVE HUNTINGTON, WV 25704 by Certified mail, by publication

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229
by Certified mail, by publication, by secretary of state

JAMES HART 1908 12TH AVE HUNTINGTON, WV 25701 by Certified mail, by publication

SEP 16 2025 PM2:48

LORI HART 1908 12TH AVE HUNTINGTON, WV 25701 by Certified mail, by publication

ARTEMIA FERNANDEZ 1719 ARTISAN AVE HUNTINGTON, WV 25703 by Certified mail, by publication

JAMES HART 716 JACKSON AVE HUNTINGTON, WV 25704 by Certified mail, by publication

LORI HART 716 JACKSON AVE HUNTINGTON, WV 25704 by Certified mail, by publication

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES C/O JOHNNY JOHNSON JR 12531 WINFIELD RD WINFIELD, WV 25213 by Certified mail, by publication, by secretary of state

Occupant 1908 12TH AVE HUNTINGTON, WV 25701 by publication, as occupant

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

SEP 16 2025 PM2:48

WV State Tax Department Po Box 229 Charleston, WV 25321 by Certified mail, by publication

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: JAMES HART (shown on auditors site, NTR ID 12499/1

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon JAMES HART. 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 JAMES HART be served at 1142 MADISON AVE, HUNTINGTON WV 25704, by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: LORI HART (shown on auditors site, NTR ID 12499/2 Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon LORI HART. 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;

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RE: PRIOR SERVICE (shown on auditors site, NTR ID 12499/4

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon PRIOR SERVICE. 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 PRIOR SERVICE be served at by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: PRIOR SERVICE (shown on auditors site, NTR ID 12499/5

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon PRIOR SERVICE. These efforts included, but were not limited to completing the following steps:

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Review of available public records;

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

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RE: PRIOR SERVICE (shown on auditors site, NTR ID 12499/7

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon PRIOR SERVICE. These efforts included, but were not limited to completing the following steps:

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Review of available public records;

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RE: PRIOR SERVICE (shown on auditors site, NTR ID 12499/8

SEP 16 2025 PM2:48

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon PRIOR SERVICE. These efforts included, but were not limited to completing the following steps:

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Review of available public records;

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

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 16 2025 PM2:48

•
WVTK LLC
18102 Seneca Trail
Marlinton, WV 24954

Local 3043894951
Toll Free
Fax 8155502328
URL

16 2025 PM2:4

09/12/25

u U

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

Dear WVSAO,

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Thanks,

Susan (Allie) Callison, Attorney at Law

PO Box 153 Hillsboro, WV 24946 sacallisonlaw@gmail.com 304-871-7223

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

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LORI HART 1142 MADISON AVE HUNTINGTON, WV 25704 by Certified mail, by publication

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229
by Certified mail, by publication, by secretary of state

JAMES HART 1908 12TH AVE HUNTINGTON, WV 25701 by Certified mail, by publication

LORI HART 1908-12TH AVE HUNTINGTON, WV 25701 by Certified mail, by publication

ARTEMIA FERNANDEZ 1719 ARTISAN AVE SEP 16 2025 rm2:48

HUNTINGTON, WV 25703 by Certified mail, by publication

JAMES HART 716 JACKSON AVE HUNTINGTON, WV 25704 by Certified mail, by publication

LORI HART 716 JACKSON AVE HUNTINGTON, WV 25704 by Certified mail, by publication

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES C/O JOHNNY JOHNSON JR 12531 WINFIELD RD WINFIELD, WV 25213 by Certified mail, by publication, by secretary of state

Occupant 1908 12TH AVE HUNTINGTON, WV 25701 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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SEP 16 2025 PM2:48

RE: LORI HART (shown on auditors site, NTR ID 12499/2

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon LORI HART. These efforts included, but were not limited to completing the following steps:

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Review of available public records;

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

Having completed a diligent research, WVTK LLC requested LORI HART be served at 1142 MADISON AVE, HUNTINGTON WV 25704, by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

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Review of available public records;

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

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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 (Allie) Callison

West Virginia State Bar No: 14541

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000361

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 46 0290 0000 0000 ACCOUNT '# 00026339

YR TICKET PERSON CHARGED WITH TAXES DESCRIPTION 2022 0000026136 HART JAMES & LORI B BLK D LT 26 CER SUB 1908 12TH AVE 1908 12TH AVE WV 257013914 HUNTINGTON DELINQUENT TAXES 413.78 INTEREST 31.03 PUBLICATIONS & NOTICES 70.00 15.00 CERT PUBLICATION SUBSEQUENT TAXES AMOUNT 2023 0000026247 411.75

TOTAL

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

SHERIFF, COUNTY OF CABELL COUNTY

941.56

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-000361

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:

BLK D LT 26 CER SUB 1908 12TH AVE

District:

HUNTINGTON GIDEON CORP

lap: 46

Parcel:

0290 0000 0000

Taxpayer:

HART JAMES & LORI B 1908 12TH AVE HUNTINGTON, WV 25701-3914

Delinquent Taxes: 2022 - 26136	\$529.81
Interest on Delinquent Taxes	\$42.38
Subsequent Taxes: 2023-26247	\$440.26
Back Taxes:	\$0.00
Certification Fee	\$25.75
Publication Fee	\$30.60
Auditor's Fee	\$76.62
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$1,155.42
Amount Due	\$1,155.42
Surplus	\$0.00

Purchaser:

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

John B. McCuskey, State Auditor

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

(4BAA472D-D013-473B-BCC64243E4201999)[APPROVAL LETTER]

Notice to Redeem Form

Total Cost: \$472.93

Address: 18102 S	ENECA TRAIL				ţ	
City / State / Zip :	City / State / Zip: MARLINTON, WV 24954					
Phone: 304-389-	4951 Alt. Phone:			•		
Certification / Cer	tificate Number: 2023-C-0	000361				
County: CABELL (COUNTY					
Legal Description	BLK D LT 26 CER SUB 190	08 12TH AVE			•	
Map: 46 Parcel:	0290 0000 0000					
Name and addre	ss of those to be notified					
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STATE TAX DEPAR						
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CHARLESTON, WI	/ 25321-0229				*	
USA						

Billing Name / Organization: WVTK LLC

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5FP 17'24 MIO:34

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES 12531 WINFIELD RD WINFIELD, WV 25213

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CHARLESTON, WV USA	25321				į.	
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If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead.

SEP 17'24 M10:34

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: HART JAMES & LORI B

BLK D LT 26 CER SUB 1908 12TH AVE HUNTINGTON-GIDEON CORP District Cabell County, West Virginia

Certificate No. 2023-C-000361 CIN CTS-06-2023-361

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



2Eb 13:30 W10:30

TITLE WORKSHEET



CABELL County - 06

Name(s) HART JAMES & LORI B

HUNTINGTON-GIDEON CORP Dist (05) Map 0046 Parcel 0290 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-06-2023-361
PUT ON ALL ADDITIONAL PAGES

Description BLK D LT 26 CER SUB 1908 12TH AVE LANDBOOK 2023, 2022: HART JAMES & LORI B Book/Page: 1420/022 Tax Class: 2 LANDBOOK 2021: HART JAMES & LORI B Book/Page: 1420 / 022 Tax Class: 4 LANDBOOK 2020, 2019, 2018, 2017, 2016, 2015, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003: HERNANDEZ ERICKA B Book/Page: 1093/574 Tax Class: 2 LANDBOOK 2014, 2013, 2012, 2011: HERNANDEZ ERICKA B Book/Page: 1093/574 Tax Class: 4 Assessment date: 7/1/2021 Delinquent Tax Year: 2022 TRANSFERS **GRANTOR GRANTEE** LOT 26 BLOCK D CITY OF HUNTINGTON Sub Division CERAMIC District GIDEON Map 46 Parcel 0290 Consideration 43,000.00 HERNANDEZ DEED HART JAMES 04/06/2020 ERICKA B 1420/22 HART LORI BETH LOT 26 BLOCK D CERAMIC SUBDIVISION CITY OF HUNTINGTON Map 46 Parcel 290 Consideration 45,000.00 THOMAS SUZANNE DEED HERNANDEZ 05/15/2002 1093/574 ERICKA B Adverse Item Table OC/FT DT liens HART JAMES JUDGMENT-174-464 HART LORI BETH STATE TAX LIEN-186-176 REFERENCE ITEMS Both Names 716 Jackson Ave Huntington, WV 25704 06-DEED-1420-22 **JTROS** DEATH RECORD-2009-1539, DEATH RECORD-1961-36, LIEN CHILD ADVOCATE-110-119, RELEASE-670-212, RECORD OF DELINQUENT LAND-2-183, LIEN CHILD ADVOCATE-90-343, LIEN CHILD ADVOCATE-144-700, LIEN CHILD ADVOCATE-144-751,LIEN CHILD ADVOCATE-167-564,CHILD ADVOCATE EXECUTION-167-569,RELEASE CHILD ADVOCATE-668-446,RELEASE CHILD ADVOCATE-668-447, RELEASE CHILD ADVOCATE-684-414 DE: AT W. Std WITA: 3d

USPS CERTIFIED MAIL



9414 8091 0924 9001 5133 67

(2023-C-000361-CABELL COUNTY-WVTK LLC) THE HERALD-DISPATCH 5192 BRALEY ROAD HUNTINGTON, WV 25705



(2023-C-000361-CABELL COUNTY-WVTK LLC)

THE HERALD-DISPATCH 5192 BRALEY ROAD HUNTINGTON, WV 25705

To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, 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-000361-CABELL COUNTY- WVTK LLC)

THE HERALD-DISPATCH 5192 BRALEY ROAD HUNTINGTON, WV 25705

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000361 , located in HUNTINGTON GIDEON CORP District, BLK D LT 26 CER SUB 1908 12TH AVE which was returned delinquent or nonentered in the name of HART JAMES & LORI B , 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 - 26136 .	\$619.88
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 2023-26247 .	\$477.75
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$177.96
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,041.58
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,317.17
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



(2023-C-000361-CABELL COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
1908 12TH AVE
HUNTINGTON, WV 25701



(2023-C-000361-CABELL COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL 1908 12TH AVE HUNTINGTON, WV 25701

To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, 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-000361-CABELL COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL 1908 12TH AVE HUNTINGTON, WV 25701

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

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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



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7349 22. 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



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7351 41. 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 Annes

Address of Recipient:

18102 Sener

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



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7349 15. 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 Seneen

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Sincerely, United States Postal Service



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7360 94. 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 Anness

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



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7355 61. 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 Anness

Address of Recipient:

18102 Senera

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Sincerely, United States Postal Service



STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient:

Jonatha Anned

Address of Recipient:

1810> Senean

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Sincerely, United States Postal Service



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8922 95. Our records indicate that this item was delivered on 09/11/2025 at 11:35 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:

Johathan Anneth

Address of Recipient:

18102 Sentica

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



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8923 49. Our records indicate that this item was delivered on 09/11/2025 at 11:35 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:

Somo anno Johathan Anhett

Address of Recipient:

18102 Seneca

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



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8922 95. Our records indicate that this item was delivered on 09/11/2025 at 11:35 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:

Somo anno Johathan Anhett

Address of Recipient:

18102 Seneca

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



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8923 49. Our records indicate that this item was delivered on 09/11/2025 at 11:35 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:

Somo and Johathan Anheth

Address of Recipient:

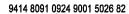
1810) Seneca

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-000361-CABELL COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU PO BOX 229 CHARLESTON, WV 25321-0229



(2023-C-000361-CABELL COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU PO BOX 229 CHARLESTON, WV 25321-0229

To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, 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-000361-CABELL COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU PO BOX 229 CHARLESTON, WV 25321-0229

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

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You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.	
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,317.17
Additional Statutory Fees with Interest.	\$0.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,041.58
Auditor's Certification, Publication, and Redemption fee plus interest.	\$177.96
Additional taxes with interest.	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-26247.	\$477.75
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 26136.	\$619.88

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

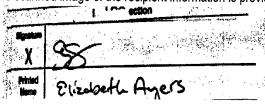
Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568



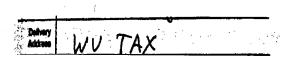
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5026 82. 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:



Address of Recipient:



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

Sincerely, United States Postal Service

USPS CERTIFIED MAIL



9414 8091 0924 9001 5055 39

(2023-C-000361-CABELL COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042



(2023-C-000361-CABELL COUNTY-WVTK LLC)

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

To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, 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-000361-CABELL COUNTY- WVTK LLC)

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

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$177.96
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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,317.17
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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



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5055 39. 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:

Dandw 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

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-000361 CABELL



STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5133 67. Our records indicate that this item was delivered on 10/25/2024 at 02:19 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient:

Address of Recipient: 5192 BRALEY I

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5026 51

001 5026 51

(2023-C-000361-CABELL COUNTY-WVTK LLC)
JAMES HART
1142 MADISON AVE
HUNTINGTON, WV 25704





(2023-C-000361-CABELL COUNTY-WVTK LLC)

JAMES HART 1142 MADISON AVE HUNTINGTON, WV 25704



(2023-C-000361-CABELL COUNTY- WVTK LLC)

JAMES HART 1142 MADISON AVE HUNTINGTON, WV 25704

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 26136.	\$619.88

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

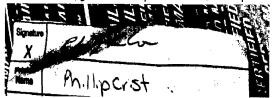


Date Produced: 12/23/2024

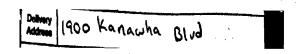
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5026 51. Our records indicate that this item was delivered on 12/16/2024 at 06:46 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



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

Sincerely, United States Postal Service

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Customer Reference Number:

2023-C-000361 CABELL

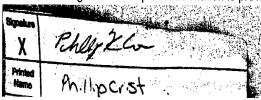


Date Produced: 12/23/2024

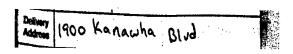
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5026 51. Our records indicate that this item was delivered on 12/16/2024 at 06:56 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



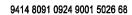
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Sincerely, United States Postal Service

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USPS CERTIFIED MAIL





(2023-C-000361-CABELL COUNTY-WVTK LLC)

LORI HART 1142 MADISON AVE HUNTINGTON, WV 25704



(2023-C-000361-CABELL COUNTY-WVTK LLC)

LORI HART 1142 MADISON AVE HUNTINGTON, WV 25704



(2023-C-000361-CABELL COUNTY- WVTK LLC)

LORI HART 1142 MADISON AVE HUNTINGTON, WV 25704

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

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G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.

Deputy Commissioner of Delinquent and

Nonentered Lands of CABELL County, State of West Virginia

2023-C-361 CABELL COUNTY

Remove X

Tracking Number:

9414809109249001502668

Сору

Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest	Up	oda	te
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Your item arrived at our USPS facility in CHARLESTON WV PROCESSING CENTER on December 24, 2024 at 1:32 pm. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network

Arrived at USPS Regional Facility

CHARLESTON WV PROCESSING CENTER December 24, 2024, 1:32 pm

In Transit to Next Facility

November 22, 2024

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

Return Receipt Electronic

USPS Tracking Plus®

USPS CERTIFIED MAIL



9414 8091 0924 9001 5055 46



(2023-C-000361-CABELL COUNTY-WVTK LLC) WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321



(2023-C-000361-CABELL COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321



(2023-C-000361-CABELL COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000361 , located in HUNTINGTON GIDEON CORP District, BLK D LT 26 CER SUB 1908 12TH AVE which was returned delinquent or nonentered in the name of HART JAMES & LORI B , 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 - 26136.	\$619.88
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 2023-26247 .	\$477.75
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$177.96
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,041.58
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,317.17
You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.	. 1

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



Date Produced: 10/28/2024

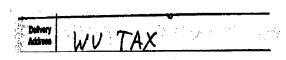
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5055 46. 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 Elizabeth Agers

Address of Recipient:



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

Sincerely, United States Postal Service

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

Customer Reference Number:

2023-C-000361 CABELL

USPS CERTIFIED MAIL



9414 8091 0924 9001 5055 22

01 5055 22

(2023-C-000361-CABELL COUNTY-WVTK LLC)
WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES
12531 WINFIELD RD
WINFIELD, WV 25213



(2023-C-000361-CABELL COUNTY-WVTK LLC)

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES 12531 WINFIELD RD WINFIELD, WV 25213



(2023-C-000361-CABELL COUNTY- WVTK LLC)

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES 12531 WINFIELD RD WINFIELD, WV 25213

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

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	,

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



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 5055 22. Our records indicate that this item was delivered on 10/25/2024 at 10:44 a.m. in WINFIELD, WV 25213. The scanned image of the recipient information is provided below.

Signature of Recipient:

Address of Recipient:

12531 WINFIELD RD, WINFIELD, WV 25213

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.

USPS CERTIFIED MAIL



9414 8091 0924 9001 5054 92

(2023-C-000361-CABELL COUNTY-WVTK LLC)

ARTEMIA FERNANDEZ 1719 ARTISAN AVE HUNTINGTON, WV 25703



(2023-C-000361-CABELL COUNTY-WVTK LLC)

ARTEMIA FERNANDEZ 1719 ARTISAN AVE HUNTINGTON, WV 25703



(2023-C-000361-CABELL COUNTY- WVTK LLC)

ARTEMIA FERNANDEZ 1719 ARTISAN AVE HUNTINGTON, WV 25703

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000361 , located in HUNTINGTON GIDEON CORP District, BLK D LT 26 CER SUB 1908 12TH AVE which was returned delinquent or nonentered in the name of HART JAMES & LORI B , 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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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,317.17
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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



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 5054 92. Our records indicate that this item was delivered on 10/25/2024 at 10:54 a.m. in HUNTINGTON, WV 25703. The scanned image of the recipient information is provided below.

Signature of Recipient :	

Address of Recipient:

1719 ARTISAN AVE, HUNTINGTON, WV 25703

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-000361 CABELL

USPS CERTIFIED MAIL



9414 8091 0924 9001 5026 51

(2023-C-000361-CABELL COUNTY-WVTK LLC)

JAMES HART 1142 MADISON AVE

HUNTINGTON, WV 25704

152 DE 1

0012/10/24

US POSTAGE MPTINEY BOWES

ZIP 25305 \$ 008.16⁰ 02 4W 0000984984 0CT 23 2024

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

BC: 25365662139 *6171-64479-23-4 *0171-04479-23-46

NIXIE

USPS CERTIFIED MAIL



9414 8091 0924 9001 5026 99

(2023-C-000361-CABELL COUNTY-WVTK LLC)

JAMES HART 1908 12TH AVE HUNTINGTON, WV 25701



(2023-C-000361-CABELL COUNTY-WVTK LLC)

JAMES HART 1908 12TH AVE HUNTINGTON, WV 25701



(2023-C-000361-CABELL COUNTY- WVTK LLC)

JAMES HART 1908 12TH AVE HUNTINGTON, WV 25701

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000361 , located in HUNTINGTON GIDEON CORP District, BLK D LT 26 CER SUB 1908 12TH AVE which was returned delinquent or nonentered in the name of HART JAMES & LORI B , 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:

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 2023-26247 . \$477.75 Additional taxes with interest. \$0.00 Auditor's Certification, Publication, and Redemption fee plus interest. \$177.96 Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$0.00 Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.	Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 26136.	\$619.88
Additional taxes with interest. \$0.00 Auditor's Certification, Publication, and Redemption fee plus interest. \$177.96 Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$1,041.58 Additional Statutory Fees with Interest. \$0.00 Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. You may redeem at any time before March 31, 2025 by paying the above total less any	Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest. \$177.96 Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$1,041.58 Additional Statutory Fees with Interest. \$0.00 Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. You may redeem at any time before March 31, 2025 by paying the above total less any	Subsequent of taxes paid on the property, with interest to for tax year 2023-26247.	\$477.75
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State with interest. Additional Statutory Fees with Interest. \$0.00 Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. You may redeem at any time before March 31, 2025 by paying the above total less any	Auditor's Certification, Publication, and Redemption fee plus interest.	\$177.96
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You may redeem at any time before March 31, 2025 by paying the above total less any	Additional Statutory Fees with Interest.	\$0.00
You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.		\$2,317.17
	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

USPS CERTIFIED MAIL



(2023-C-000361-CABELL COUNTY-WVTK LLC)

JAMES HART 1908 12TH AVE HUNTINGTON, WV 25701



9414 8091 0924 9001 5026 99

NIXIE

152 DE 1

0010/31/24

US POSTAGE MPITNEY BOWES

ZIP 25305 **\$ 008.16**0 02 4W 0000381984 OCT. 23. 2024

RETURN TO SENDER VACANT UNABLE TO FORWARD

BC: 25305000999 *0171-04474-23-40

USPS CERTIFIED MAIL



9414 8091 0924 9001 5055 08

JAMES HART 716 JACKSON AVE HUNTINGTON, WV 25704

(2023-C-000361-CABELL COUNTY-WVTK LLC)



(2023-C-000361-CABELL COUNTY-WVTK LLC)

JAMES HART 716 JACKSON AVE HUNTINGTON, WV 25704



(2023-C-000361-CABELL COUNTY- WVTK LLC)

JAMES HART 716 JACKSON AVE HUNTINGTON, WV 25704

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

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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

USPS CERTIFIED MAIL



(2023-C-000361-CABELL COUNTY-WVTK LLC)

JAMES HART ::. 716 JACKSON AVE HUNTINGTON, WV 25704

152 FE 1

0010/31/24

US POSTAGE MPTINEY BOWES

ZIP 25305 \$ 008.16⁰ 02 4W 0000381984 OCT. 23, 2024

RETURN TO SENDER ATTEMPTED - NOT KNOWN UNABLE TO FORWARD

BC: 25305600999

*0171-01974-23-45

NIXIE

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USPS CERTIFIED MAIL



9414 8091 0924 9001 5027 05

(2023-C-000361-CABELL COUNTY-WVTK LLC)

LORI HART 1908 12TH AVE HUNTINGTON, WV 25701



(2023-C-000361-CABELL COUNTY-WVTK LLC)

LORI HART 1908 12TH AVE HUNTINGTON, WV 25701



(2023-C-000361-CABELL COUNTY- WVTK LLC)

LORI HART 1908 12TH AVE HUNTINGTON, WV 25701

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

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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





9414 8091-0924 9001 5027 05

(2023-C-000361-CABELL COUNTY-WVTK LLC)

LORI HART 1908 12TH AVE HUNTINGTON, WV 25701 DCT 31 '24 AH11:57

ZIP 25305 \$ 008.16⁰ 02.4W \$ 0000381984 OCT. 23. 2024

FORWARD TIME EXP RTN TO HART LORI B 1142 MADISON AVE HUNTINGTON WV 25704-2430

RETURN TO SENDER

25701636140669

USPS CERTIFIED MAIL



9414 8091 0924 9001 5055 15

(2023-C-000361-CABELL COUNTY-WVTK LLC)

LORI HART 716 JACKSON AVE HUNTINGTON, WV 25704



(2023-C-000361-CABELL COUNTY-WVTK LLC)

LORI HART 716 JACKSON AVE HUNTINGTON, WV 25704



(2023-C-000361-CABELL COUNTY- WVTK LLC)

LORI HART 716 JACKSON AVE HUNTINGTON, WV 25704

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

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Civon under my heard O-t-t- 200 0004	

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

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 5055 15

(2023-C-000361-CABELL COUNTY-WVTK LLC) LORI HART

111.

716 JACKSON AVE HUNTINGTON, WV 25704



NIXIE

152 FE 1

US POSTAGE MPITNEY BOWES

ZIP 25305 \$ 008.16⁰

. 0000381984 OCT. 23. 2024

NOV 6"24 HI10:46

RETURN TO SENDER ATTEMPTED - NOT KNOWN UNABLE TO FORWARD

BC: 25305002133 *0171-01373-23-46



(2023-C-000361-CABELL COUNTY- WVTK LLC)

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES 12531 WINFIELD RD WINFIELD, WV 25213

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

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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	

Given under my hand October 23, 2024

G. Russell Rollyson, Jr.

DCT 30'24 AM 11:06

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-000361-CABELL COUNTY-WVTK LLC)

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES 12531 WINFIELD RD WINFIELD, WV 25213

To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, 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.

USPS CERTIFIED MAIL



9414 8091 0924 9001 5055 22



(2023-C-000361-CABELL COUNTY-WVTK LLC)
WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES
12531 WINFIELD RD
WINFIELD, WV 25213



STATE OF WEST VIRGINIA DEPARTMENT OF HUMAN SERVICES BUREAU FOR FAMILY ASSISTANCE PUTNAM COUNTY OFFICE

Cynthia A. Persily, Ph.D. Cabinet Secretary

Janie Cole Commissioner

October 28, 2024

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of Cabell County, State of WV
1900 Kanawha Blvd E.
Building 1, Room W-114
Charleston, WV 25305

Dear Mr. Rollyson:

We received the attached document via certified mail on Friday, October 25, 2024. We have researched these individuals who are listed in this document and do not have any business, property or tax related connections with them.

We are not sure why we received this notice but since this is a Cabell County property, perhaps this document was intended for someone in Cabell County. If I have returned this to you in error, please let me know whose attention this needs to go to.

Sincerely,

Jodie Addis CSM Secretary

Attachment

OCT 30 '24 am 11:06



S POSTAGE

WV Department of Human Services 12531 Winfield Road Winfield, WV 25213





9589 0710 5270 2131 8178 82

quadient FIRST-CLASS MAIL IMI

\$009.92 º 10/28/2024 ZIP 2521

CT 80 '24 AN 10:57

G. Russell Rollyson Jr.

Deputy Commissioner of Delinquent and
Nonentered Lands of Cabell County, State of WV
1900 Kanawha Blvd E.

Building 1, Room W-114 —
Charleston, WV 25305

25305-000101

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State of West Birgittia
Office of the State Auditor
County Collections Division
State Capitol, Building 1, Suite W-114
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305

RETURN SERVICE REQUESTED

CLASS



NOV 6 '24 AH 10:46

(2023-C-000361-CABELL COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
1908 12TH AVE
HUNTINGTON, WV 25701

Volums

NIXIE

152 DE 1260

0010/31/24

RETURN TO SENDER VACANT UNABLE TO FORWARD

iagesab>29voi

8C: 25305000999 *0596-03790-31-22

NOTICE OF REDEMPTION

CERT NO. 2023 C000361

CABELL COUNTY

WVTK LLC

To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WW DEPARTMENT OF HEALTH AND HUMAN RESOURDED RECEIFTS, WY STATE TAX DEPARTMENT, or helis at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservator, flukraires, administrators, berholders, coowners, 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 46

PARCEL 0290 0000 0000

You will take notice that WYTK LLC, the purchaser of the following real estate. Cert No. 2023-C000361, located in HUNTINGTON GIDEON CORP District, BLK D LT 26 CER SUB 1908 127H AVE which was returned delinquent or nonentered in the name of HART JAMES & LORI B, 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, WYTK 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 • 26136. \$619.88

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 26247, \$477.75

Additional taxes with interest, \$0.00

Auditor's Certification, Publication, and Redemption fee plus interest. \$177.96

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$1,041:58

Additional Statutory Fees with Interest, \$0.00

Total Amount Due and Payable to WV State Auditor - castier check, money order, certified or personal check. \$2,317.17

You may redeem at any time before March 31, 2025 by paying the above total less any uncarned 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 Charloston, West Virginia 25305 Questions, please call 1-888-509-6568

LH-200712 12-27,1-3,10;2024 Acc.ld:

251847

OFFICE OF STATE Name:

AUDITOR

304-558-2262

1900 KANAWHA BLVD E#

Legal Notices

Phone:

Address:

CHARLESTON

State:

City:

Class:

W۷

Postcode: 25305

9010

Edition: HD HD HD

Start:

12/27/2024

Stop:

01/10/2025

issues:

3 93.0

Units

Order ID:

HC 200712

TFN:

С

TFN cycle:

Rep:

EQUEEN CF

Status:

Source:

ML ВΙ

LG

Rate: Cost EXC

Paytype:

265.97

GST: Tax:

0.00

Total Charge: 265.97

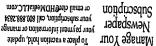
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12-27,1-5,10,2024 12-27,1-5,10,2024











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MATK LLC ATINIOO TIBENS 2023C-000588 REDEMPTION MOTICE OF

THE HER ALD-DISPATCH FRIDAY, JANUARY 10, 2025

The state of the control of the cont hich break gry hand (bid COTOS 'HERREN WAS SELES BULGOOD the court of the bird so his or message to 1652 2031 ACSON STATES TO 1011 INSTITUTE S OW NATIONAL HOMEMORION WATE COSTS +180 +180 +180 +180 • K 1 • 0 15 • K 1 10 2 • K 10 2 3 MEZL mosed abiterica — 8894 \$894 \$894 \$899€ "Cortainly, in taking revenge, a man is but even with his cnearty; but in perior, he is su-perior; for it is a prince; best to perior; for it is a prince; part to perior; for it is a prince; part to barde." ALLY ITC CHREIT CONNIA 2023-C000519 REDEMPRION NOTICE OF THE VCEZ ON BRIDGE. REDEMPTON NOTICE OF 15-53'1-3'10'5054 7H:500675 13-51'1 3'10'505¢ Seen under my faired October 23, 2024

Firefox .

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 200712 was duly published in the The Herald-Dispatch once a week for 3 successive weeks, commencing with its issue of 12/27/2024 and ending with the issue of 01/10/2025, that said legal advertisement was published on the following dates: 12/27/2024, 01/03/2025, 01/10/2025 that the cost of publishing said annexed advertisement as aforesaid was \$ 265.97; 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 swom to before me in my said county this day: 01/10/2025

My commission expires

Notary Public

Cabell County, West Virginia

und 227 1-13,228



OFFICIAL SEAL NOTARY PUBLIC STATE OF WEST VIRGINIA



(2023-C-000361-CABELL COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229



(2023-C-000361-CABELL COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU PO BOX 229 CHARLESTON, WV 25321-0229

To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, 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-000361-CABELL COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU PO BOX 229 CHARLESTON, WV 25321-0229

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000361 , located in HUNTINGTON GIDEON CORP District, BLK D LT 26 CER SUB 1908 12TH AVE which was returned delinquent or nonentered in the name of HART JAMES & LORI B , 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.	\$177.96
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,041.58
Additional Statutory Fees with Interest.	\$0.00
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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



(2023-C-000361-CABELL COUNTY-WVTK LLC)
WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES - SECRETARY OF STATE
12531 WINFIELD RD
WINFIELD, WV 25213



(2023-C-000361-CABELL COUNTY-WVTK LLC)

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES - SECRETARY OF STATE 12531 WINFIELD RD WINFIELD, WV 25213

To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, 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-000361-CABELL COUNTY- WVTK LLC)

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES - SECRETARY OF STATE 12531 WINFIELD RD WINFIELD, WV 25213

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G. Russell Rollyson, Jr.

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Deputy Commissioner of Delinquent and

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Charleston, West Virginia 25305
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(2023-C-000361-CABELL COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229



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To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, 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-000361-CABELL COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU PO BOX 229 CHARLESTON, WV 25321-0229

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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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Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

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



Mac Warner

Secretary of State State of West Virginia

Phone: 304-558-6000 886-767-8683 Visit us online:

www.wvsos.com

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

Control Number: 333995

Defendant: STATE OF WEST VIRGINIA

STATE TAX DEPARTMENT-COMPLIANCE DIVISION, AMU

PO BOX 229

CHARLESTON, WV 25321 US

County: State of West Virginia

Civil Action: NTR191666 2023-C-000361 CABELL

Certified Number: 92148901125134100004071719

Service Date: 1/9/2025

I am enclosing:

1 notice to redeem

Mac Warner

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

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

Sincerely,

四部1:49

Mac Warner Secretary of State



April 15, 2025

Dear 2023 C 361 CABELL COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number: 9214 8901 1251 3410 0004 0717 19.

Item Details

Status:

Delivered, Individual Picked Up at Postal Facility

Status Date / Time:

January 13, 2025, 6:09 am

Location:

CHARLESTON, WV 25301

Postal Product:

First-Class Mail®

Extra Services:

Certified Mail™

Return Receipt Electronic

Recipient Signature

Signature of Recipient:

Shimbark Ayers

Address of Recipient:

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely, United States Postal Service® 475 L'Enfant Plaza SW Washington, D.C. 20260-0004



(2023-C-000361-CABELL COUNTY-WVTK LLC)

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES - SECRETARY OF STATE 12531 WINFIELD RD

WINFIELD, WV 25213

2025 JAN 15 A 10: 00



(2023-C-000361-CABELL COUNTY-WVTK LLC)

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES - SECRETARY OF STATE 12531 WINFIELD RD WINFIELD, WV 25213

To: JAMES HART, LORI HART, STATE OF WEST VIRGINIA, JAMES HART, LORI HART, ARTEMIA FERNANDEZ, JAMES HART, LORI HART, WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES, 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-000361-CABELL COUNTY- WVTK LLC)

WV DEPARTMENT OF HEALTH AND HUMAN RESOURCES - SECRETARY OF STATE 12531 WINFIELD RD WINFIELD, WV 25213

DISTRICT HUNTINGTON GIDEON CORP MAP 46 PARCEL 0290 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000361 , located in HUNTINGTON GIDEON CORP District, BLK D LT 26 CER SUB 1908 12TH AVE which was returned delinquent or nonentered in the name of HART JAMES & LORI B , 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:

You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.	
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,317.17
Additional Statutory Fees with Interest.	\$0.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,041.58
Auditor's Certification, Publication, and Redemption fee plus interest.	\$177.96
Additional taxes with interest.	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-26247.	\$477.7
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 26136.	\$619.8{

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



Kris Warner

Secretary of State State of West Virginia Phone: 304-558-6000

> 886-767-8683 Visit us online: www.wysos.com

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

Control Number: 334055

Defendant: WV DEPARTMENT OF HEALTH AND

HUMAN RESOURCES 12531 WINFIELD RD WINFIELD, WV 25213 US County: State of West Virginia

Civil Action: NTR191720 2023-C-000361 CABELL

Certified Number: 92148901125134100004072396

Service Date: 1/15/2025

I am enclosing:

1 notice to redeem

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

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

Sincerely,

Kris Warner Secretary of State 通0:52



April 15, 2025

Dear 2023 C 361 CABELL COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number: 9214 8901 1251 3410 0004 0723 96.

Item Details

Status:

Delivered, Left with Individual

Status Date / Time:

January 21, 2025, 11:14 am

Location:

WINFIELD, WV 25213

Postal Product:

First-Class Mail®

Extra Services:

Certified Mail™.

Return Receipt Electronic

Recipient Signature

Signature of Recipient:

NHHM

Address of Recipient:

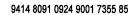
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely, United States Postal Service® 475 L'Enfant Plaza SW Washington, D.C. 20260-0004

USPS CERTIFIED MAIL







(2023-C-000361 - 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 04/23/2025

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

> RE: CABELL COUNTY 2023-C-000361 JAMES HART 1142 MADISON AVE HUNTINGTON, WV 25704

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

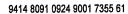


Purchaser(s) Name & Address		
Telephone Number:		
Certificate Number:	County:	
Legal Description:		
Name and address of those to be notified	<u>.</u>	
	e the name of the individual being served i Box by Personal Service**	nor can you serve a
Personal Service	,	

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







(2023-C-000361 - 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 Hirginia



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-000361 LORI HART 1142 MADISON AVE HUNTINGTON, WV 25704

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) day's 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			
		į.	
Telephone Number:		,	
Certificate Number:	County:		,
Legal Description:			ŕ
Name and address of those to be notified **Please be advised you cannot change PO			rved 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 7349 22



(2023-C-000361 - 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-000361 JAMES HART 716 JACKSON AVE HUNTINGTON, WV 25704

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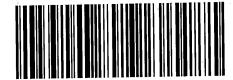
State Auditor's Office Supplemental Personal Process For Returned Certified Mail



Purchaser(s) Name & Address	
Telephone Number:	
Certificate Number: County:	
Legal Description:	
Name and address of those to be notified	y
Please be advised you <u>cannot</u> change the name of the individual being served nor can PO Box by Personal Service	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 7349 15

(2023-C-000361 - 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 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-000361 LORI HART 716 JACKSON AVE HUNTINGTON, WV 25704

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