

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

This deed made this 8th day of September, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of April, in the year 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of \$6,000.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2023-C-001445	SMITH BERNARD V & EVA L

Whereas, The State Auditor has caused the notice to redeem to be served on all persons required by law to be served on all persons required by law to be served therewith; and

Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

Now, therefore, the grantor, for and in consideration of the premises and in pursuance of the statutes of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTK LLC, grantee, his or her heirs and assigns forever, the real estate on which the tax lien(s) so purchased existed, situate in the county of Kanawha, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-001445	LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803	St. Albans Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$6,000.00.

Witness the following signature:

Christal G. Perry

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

State of West Virginia
County of Kanawha, to wit:

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 8th day of September, 2025, has acknowledge they same before me in said County.

Given under my hand this 8th day of September, 2025. My commission expires June 10, 2030,



David Cole
David Cole
Notary Public

This instrument was prepared from a form by Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, as provided for in Article 3, Section 59 of the Code of West Virginia.

Kanawha County
Vera J. McDermick, Clerk
Instrument 4137375
10/01/2025 @ 08:15:30 AM
TAX DEED
Book 1546 @ Page 496
Pages Recorded 115
Recording Cost \$
Transfer Tax \$ 172.00
33.00

CERTIFICATE OF CERTIFICATION NO: 2023-C- 001445

KANAWHA

COUNTY 17 ST ALBANS

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 17 9 0145 0000 0000 ACCOUNT # 06503081

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000083315	SMITH BERNARD V & EVA L 2803 MADISON AVE SAINT ALBANS	LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 WV 25177
	DELINQUENT TAXES	1441.90
	INTEREST	108.14
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000083129	1444.29
	TOTAL	3064.33

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

SHERIFF, COUNTY OF KANAWHA

SALE APPROVAL LETTER

Office of the State Auditor
County Collections Division
State Capitol Building 1 Room W-114
1900 Kanawha Boulevard East
Charleston, WV 25305

Certificate of Sale Number: KANAWHA COUNTY 2023-C-001445

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

Property Description: LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803

District: ST. ALBANS CORP

Map: 9

Parcel: 0145 0000 0000

Taxpayer:

SMITH BERNARD V & EVA L
2803 MADISON AVE
SAINT ALBANS, WV 25177

Delinquent Taxes: 2022 - 83315	\$1,620.04
Interest on Delinquent Taxes	\$97.20
Subsequent Taxes: 2023-83129	\$1,514.00
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$110.00
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$6,000.00
Amount Due	\$3,406.79
Surplus	\$2,593.21

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954



John B. McCuskey
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by August 23, 2024, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

(08E3F154-AF46-4EE8-6BCD5E1A16A843F6)[APPROVAL LETTER]

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$412.13

Billing Name / Organization: WVTk LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-001445

County: KANAWHA COUNTY

Legal Description: LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803

Map: 9 Parcel: 0145 0000 0000

Name and address of those to be notified

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☐	☐	☐

BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☐	☐	☐

EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☒	☐	☐

THE ESTATE OF BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
USA

11/09/24 PM 12:15

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☒	☐	☐

THE ESTATE OF EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☐	☐	☒	☐	☐	☒	☐

OCCUPANT
2803 MADISON AVE
SAINT ALBANS, WV 25177
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☐	☐	☐

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

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☐	☐	☐

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

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

AUG 9 '24 PM12:15

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: SMITH BERNARD V & EVA L

LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803
ST. ALBANS CORP District
Kanawha County, West Virginia

Certificate No. 2023-C-001445 CIN CTS-20-2023-1445

Dear Oak Hall,

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

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

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



AUG 9 '24 PM 12:15

*SS

TITLE WORKSHEET



KANAWHA County - 20

Name(s) SMITH BERNARD V & EVA L

ST. ALBANS CORP Dist (17) Map 0009 Parcel 0145 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-20-2023-1445

Description LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023: SMITH BERNARD V & EVA L Book/Page: 1436/ 0339 Tax Class: 4

LANDBOOK 2022: SMITH BERNARD V & EVA L Book/Page: 1436/ 0339 Tax Class: 4

LANDBOOK 2021: SMITH BERNARD V & EVA L Book/Page: 1436 / 0339 Tax Class: 4

LANDBOOK 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: SMITH BERNARD V & EVA L Book/Page: 1436/ 0339 Tax Class: 2

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

TRANSFERS	GRANTOR	DEED	GRANTEE
06/07/1965	GEORGE H POTTER DOROTHY K POTTER	1436/339	BERNARD V SMITH EVA L SMITH
Adverse Item Table	DEFT	DT	liens
BERNARD V SMITH			
EVA L SMITH			

REFERENCE ITEMS

BOTH NAMES + Estate of Bernard Smith + Eva Smith
2803 MADISON AVE 20-DEED-1436-339
ST ALBANS WV

① potential death DC only 80/151
Bernard Vincent + Smith 1/12/2000
12/25/99

ADDRESSES: Eva, Bernard, Estate of Bernard

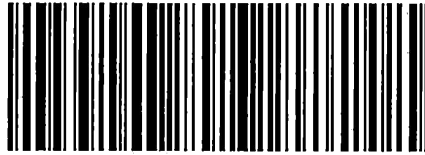
check deed for STUROS!
note- Not Bernard Smith WB 714/158

② Potential Death no BK/pg 8/27/67
Eva L Smith 8/21/77
7/14/87
Death 8/4/76 6/4/01
Book

stop 4/16/2024 5:30p 106324 4/20/15

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 3740 29



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS
1001 VIRGINIA STREET EAST
CHARLESTON, WV 25301

08E3F154-AF46-4EE8-8BCD5E1A16A843F6][NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

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

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001445**, located in ST. ALBANS CORP. District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.05
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 2023-83129 .	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
2803 MADISON AVE
SAINT ALBANS, WV 25177

[08E3F154-AF46-4EE8-8BCD5E1A16A843F6][NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
2803 MADISON AVE
SAINT ALBANS, WV 25177

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL
2803 MADISON AVE
SAINT ALBANS, WV 25177

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001445**, located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.05
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 2023-83129 .	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

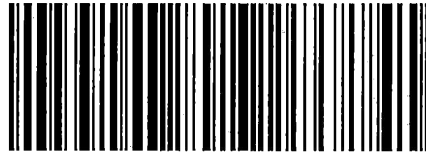
G. Russell Rollyson, Jr.

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

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3670 07



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

08E3F154-AF46-4EE8-8BCD5E1A16A843F6][NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001445**, located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.05
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 2023-83129 .	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

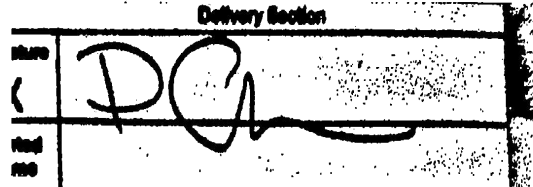


Date Produced: 10/21/2024

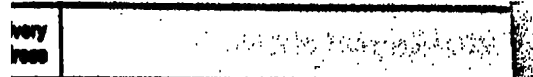
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3670 07. Our records indicate that this item was delivered on 10/15/2024 at 07:55 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

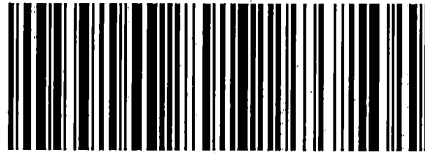
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-001445 KANAWHA

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 3670 14



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

08E3F154-AF46-4EE8-8BCD5E1A16A843F6][NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-001445 , located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.05
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 2023-83129 .	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

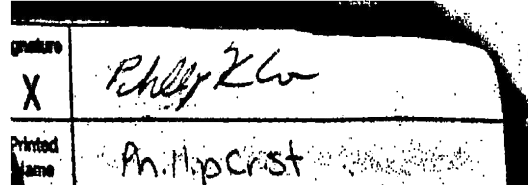


Date Produced: 11/18/2024

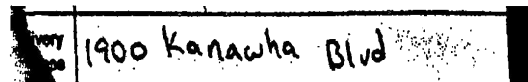
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3670 14. Our records indicate that this item was delivered on 11/16/2024 at 07:58 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-001445 KANAWHA



Date Produced: 02/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6831 38. Our records indicate that this item was delivered on 02/13/2025 at 11:23 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
J. Nathan Amos

Address of Recipient :

*1810 2 Seneca
tr*

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

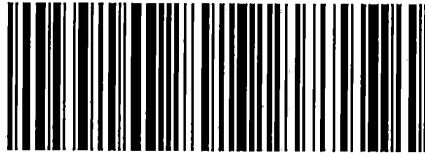
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-001445 KANAWHA COUNTY

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3707 55



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

[08E3F154-AF46-4EE8-8BCD5E1A16A843F6][NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-001445 , located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.05
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 2023-83129 .	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3707 55. Our records indicate that this item was delivered on 08/26/2024 at 06:39 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

Delivery Address	WV TAX
------------------	--------

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.

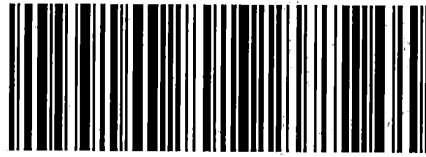
Sincerely,
United States Postal Service

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-001445 KANAWHA

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 3707 48



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

08E3F154-AF46-4EE8-8BCD5E1A16A843F6][NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

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

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY - WVTK LLC)

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

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001445**, located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.05
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 2023-83129 .	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

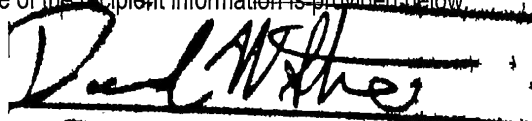


Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3707 48. Our records indicate that this item was delivered on 08/26/2024 at 12:41 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :


DAVID W STINE

Address of Recipient :

7940 Kentucky Drive
Florence, KY 41042

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-001445 KANAWHA



Date Produced: 02/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6810 73. Our records indicate that this item was delivered on 02/13/2025 at 11:23 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
J-nathn Amos

Address of Recipient :

18102 Seneca
tr

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-001445 KANAWHA COUNTY



Date Produced: 02/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6811 03. Our records indicate that this item was delivered on 02/13/2025 at 11:23 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
J. Nathan Amos

Address of Recipient :

*1810 2 Seneca
tr*

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-001445 KANAWHA COUNTY



UNITED STATES
POSTAL SERVICE

Date Produced: 02/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6831 21. Our records indicate that this item was delivered on 02/13/2025 at 11:23 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
J. Nathan Amos

Address of Recipient :

*1810 2 Seneca
tr*

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

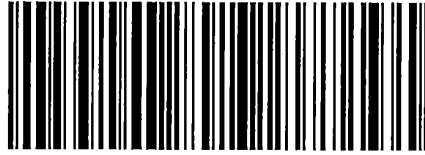
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-001445 KANAWHA COUNTY

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3707 31



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

[08E3F154-AF46-4EE8-8BCD5E1A16A843F6][NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-001445 , located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.05
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 2023-83129 .	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

CERTIFIED MAIL™

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

(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145



9414 8091 0924 9001 3707 31

USPS CERTIFIED MAIL

DELIVERY POINT WV 25305
24PM 31



US POSTAGE **\$008.16°**
ZIP 25305 02 4M
0000381984 AUG. 23. 2024

3 OCT 24 PM 12:32

INXIE

152

DE 1

0009/29/24

RETURN TO SENDER
UNABLE TO FORWARD

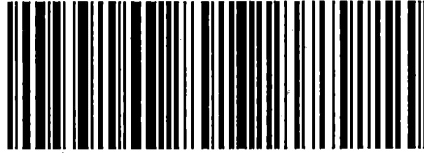
BC: 25305002139 *1871-02821-23-39

25177253050021

UNC

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 3707 24



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

08E3F154-AF46-4EE8-8BCD5E1A16A843F6][NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001445** , located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.05
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 2023-83129 .	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

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 3707 24

(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

UNC 25177253050021

CHARLESTON WV 25305
OCT 24 PM 3:11



US POSTAGE
ZIP 25305 \$ 008.16⁰
02 4M
0000381984 AUG. 23, 2024

3 OCT 24 PM 12:32

NIXIE 152 DE 1 0009/29/24

RETURN TO SENDER
UNABLE TO FORWARD

BC: 25305002139 *1871-02547-23-39



Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3740 29. Our records indicate that this item was delivered on 08/26/2024 at 01:36 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

AM
COOY

Address of Recipient :

1001

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-001445 KANAWHA

CERTIFIED MAIL™

CHARLESTON WV 250

USPS CERTIFIED MAIL

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



9414 8091 0924 9001 3670 14

(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

9326010907919765

25177-2145

LINE

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
SORT IN MANUAL ONLY NO AUTOMATION

NIXIE 15290 11/11/2024



US POSTAGE
ZIP 25305 \$ 008.16
02 4W
0000381984 AUG 23, 2024

NEW 18 24 9-14

9-14

UAC

CERTIFIED MAIL™

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

(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

9414 8091 0924 9001 3670 07



USPS CERTIFIED MAIL

CHARLESTON WV 25305
2024PM 3 L



US POSTAGE PTNEY BOWES
ZIP 25305 \$ 008.16°
02 4W
0000381984 AUG. 23, 2024

17 OCT 24 PM 10:57

LM
8/26
CG3

NIXIE 15290.10/07/2024

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
SORT IN MANUAL ONLY NO AUTOMATION
BC: 5699899955

2517563989999

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF BERNARD SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

.08E3F154-AF46-4EE8-8BCD5E1A16A843F6}[NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF BERNARD SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF BERNARD SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001445**, located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.05
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 2023-83129 .	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF BERNARD SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

ACCEPTED FOR
RECEIPT OF PROCESS
2024 SEP 13 A 11:50
SECRETARY OF STATE
STATE OF WEST VIRGINIA

18E3F154-AF46-4EE8-8BCD5E1A16A843F6}[NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF BERNARD SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF BERNARD SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001445**, located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315.	\$1,863.05
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 2023-83129.	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

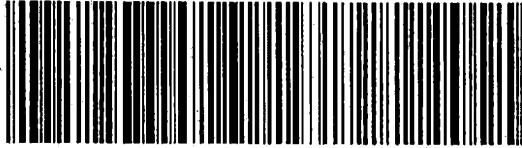
G. Russell Rollyson, Jr.

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

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

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

USPS CERTIFIED MAIL™



9214 8901 1251 3410 0004 0021 88

THE ESTATE OF BERNARD SMITH
2803 MADISON AVENUE
SAINT ALBANS, WV 25177



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

Control Number: 328950

Defendant: THE ESTATE OF BERNARD SMITH
2803 MADISON AVENUE
SAINT ALBANS, WV 25177 US

County: State of West Virginia

Civil Action: NTR189515 2023-C-001445
KANAWHA

Certified Number: 92148901125134100004002188

Service Date: 9/13/2024

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,

Mac Warner

Mac Warner
Secretary of State



ZIP 25311 \$ 009
02 4W
0000377388 SEP. 11

L, N 9-18
9-23
10-4

-R-T-S- 251775000-1N *92 11/08/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER



NOV 20 '24 PM 3:05

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF EVA SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

08E3F154-AF46-4EE8-8BCD5E1A16A843F6][NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF EVA SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF EVA SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001445**, located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.05
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 2023-83129 .	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF EVA SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

ACCEPTED FOR
INVOICE PROCESS
2024 SEP 13 A 11:50
SECRETARY OF STATE
STATE OF WEST VIRGINIA

18E3F154-AF46-4EE8-8BCD5E1A16A843F6}[NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF EVA SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH,
OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law,
devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries,
administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other
parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF EVA SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001445**, located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.05
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 2023-83129 .	\$1,645.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

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

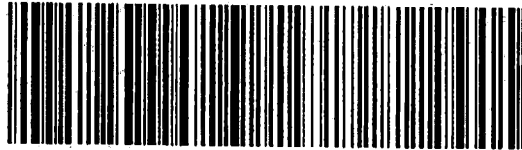
Phone: 304-558-6000

886-767-8683

Visit us online:

www.wvsos.com

USPS CERTIFIED MAIL™



9214 8901 1251 3410 0004 0021 95

THE ESTATE OF EVA SMITH
2803 MADISON AVENUE
SAINT ALBANS, WV 25177

Control Number: 328951

Defendant: THE ESTATE OF EVA SMITH
2803 MADISON AVENUE
SAINT ALBANS, WV 25177 US

County: State of West Virginia

Civil Action: NTR189516 2023-C-001445
KANAWHA

Certified Number: 92148901125134100004002195

Service Date: 9/13/2024

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,

Mac Warner

Mac Warner
Secretary of State



ZIP 25311 \$ 009
02 4W
0000377388 SEP. 16

-R-T-S- 251772002-1N 10/24/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER



LIN
9/10
9-26
10-5

OCT 31 24 PM 1:27

NOTICE TO REDEEM

**CERT NO.
2023-C-001445**

**KANAWHA COUNTY
WVTK LLC**

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

**DISTRICT
ST. ALBANS CORP**

MAP 9

**PARCEL
0145 0000 0000**

You will take notice that WVTX LLC, the purchaser of the following real estate, Certification No. 2023-C-001445 LOCATED IN ST. ALBANS CORP DISTRICT, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L and was sold by the deputy commissioner of delinquent and nonentered lands of Kanawha County at the sale for the delinquent taxes on APRIL 25, 2024. WVTX LLC requests that you be notified a deed for such real estate will be made on or after FEBRUARY 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before JANUARY 31, 2025 will be as follows:

SEP 17'24 AM 10:27

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022-83315. \$1863.05

Back tax tickets, with interest, and charges due on the date of the certification for ticket number 50.00

Subsequent of taxes paid on the property, with interest to for tax year 2023-83129. \$1645.61

Additional taxes with interest \$0.00

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

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$977.74

Additional Statutory Fees with interest \$0.00

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$4696.90

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

Given under my hand AUGUST 22, 2024
G. Russell Roblyson, Jr.

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

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

Questions please call 1-888-509-6568

LC-180409
08-29/09-05,12;2024

Ad Number 180409

Kan

23-C-1445

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

I Kirsten Spratt, Classified Advertising

Representative of the The Charleston Gazette-Mail, a newspaper

published in the county of Kanawha, West Virginia, hereby

certify that the annexed publication was inserted in said

newspaper The Charleston Gazette-Mail.

The cost of publishing said annexed advertisement

as aforesaid was \$ 288.80

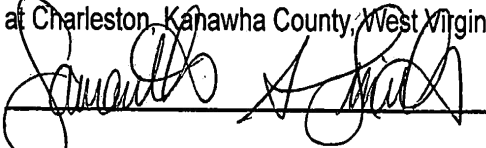
Commencing On: 08/29/2024

SEP 17 '24 AM 10:28

Ending On: 09/12/2024

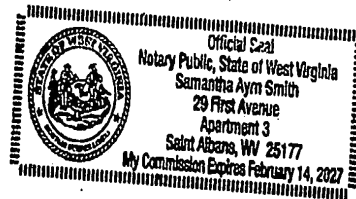
Given under my hand this day 09/12/2024

Sworn to and subscribed before me 09/12/2024
at Charleston, Kanawha County, West Virginia



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

MY COMMISSION EXPIRES: 2/14/2027



ENTERED

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF BERNARD SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

ACCEPTED FOR
SERVICE PROCESS
2024 SEP 13 A 11:50
SECRETARY OF STATE
STATE OF WEST VIRGINIA

{08E3F154-AF46-4EE8-8BCD5E1A16A843F6}[NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF BERNARD SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF BERNARD SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTk LLC, the purchaser of the following real estate, Cert No. 2023-C-001445, located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.00
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 2023-83129 .	\$1,645.60
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.90

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

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: 328950

Defendant: THE ESTATE OF BERNARD SMITH
2803 MADISON AVENUE
SAINT ALBANS, WV 25177 US

County: State of West Virginia

Civil Action: NTR189515 2023-C-001445
KANAWHA

Certified Number: 92148901125134100004002188

Service Date: 9/13/2024

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,

A handwritten signature in cursive script that reads "Mac Warner".

Mac Warner
Secretary of State

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF EVA SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

ACCEPTED FOR
RECEIPT OF PROCESS
2024 SEP 13 A 11: 50
SECRETARY OF STATE
STATE OF WEST VIRGINIA

{08E3F154-AF46-4EE8-8BCD5E1A16A843F6}[NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF EVA SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF EVA SMITH - SECRETARY OF STATE
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001445**, located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,863.0
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.0
Subsequent of taxes paid on the property, with interest to for tax year 2023-83129 .	\$1,645.6
Additional taxes with interest.	\$0.0
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.5
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$977.7
Additional Statutory Fees with Interest.	\$0.0
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,696.9

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

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: 328951

Defendant: THE ESTATE OF EVA SMITH
2803 MADISON AVENUE
SAINT ALBANS, WV 25177 US

County: State of West Virginia

Civil Action: NTR189516 2023-C-001445
KANAWHA

Certified Number: 92148901125134100004002195

Service Date: 9/13/2024

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.

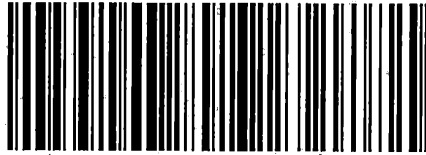
Sincerely,

A handwritten signature in cursive script that reads "Mac Warner".

Mac Warner
Secretary of State

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 6831 38



(2023-C-001445 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

[08E3F154-AF46-4EE8-8BCD5E1A16A843F6][RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
02/11/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-001445
THE ESTATE OF EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

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 **\$135.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

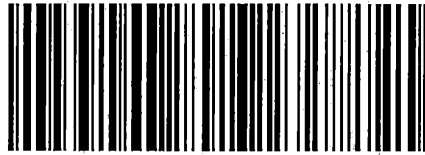
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

Personal Service ☐

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6811 03



(2023-C-001445 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

08E3F154-AF46-4EE8-8BCD5E1A16A843F6}[RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
02/11/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-001445
EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

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 **\$135.16** This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service ☐

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6810 73



(2023-C-001445 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

08E3F154-AF46-4EE8-8BCD5E1A16A843F6}[RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands
02/11/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-001445
BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

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 **\$135.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

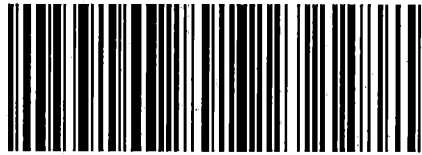
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

Personal Service ☐

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6831 21



(2023-C-001445 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

08E3F154-AF46-4EE8-8BCD5E1A16A843F6][RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands
02/11/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-001445
THE ESTATE OF BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145

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 **\$135.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

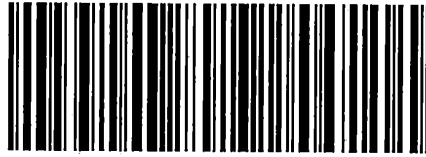
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

Personal Service ☐

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 8092 17



(2023-C-001445 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

08E3F154-AF46-4EE8-8BCD5E1A16A843F6)[RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands
08/04/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-001445
BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177

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 **\$135.86**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

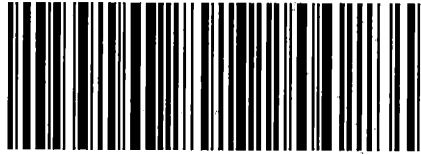
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

Personal Service ☐

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 8092 00



(2023-C-001445 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

08E3F154-AF46-4EE8-8BCD5E1A16A843F6][RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands
08/04/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-001445
EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177

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 **\$135.86**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service ☐

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

Supplemental Notice to Redeem Form

Total Cost: \$516.64

Billing Name / Organization: WVTK LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-001445

County: KANAWHA

Legal Description: LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803

Map: 9 Parcel: 0145 0000 0000

Name and address of those to be notified

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☐	☐	☐	☒	☐	☐	☐

BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☐	☐	☐	☒	☐	☐	☐

EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☐	☐	☐	☒	☐	☐	☐

THE ESTATE OF BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177
USA

FEB 24 25 PM 12:04

Supplemental Notice to Redeem Form

Total Cost: \$516.64

Billing Name / Organization: WVTk LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-001445

County: KANAWHA

Legal Description: LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803

Map: 9 Parcel: 0145 0000 0000

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☐	☐	☐	☒	☐	☐	☐

THE ESTATE OF EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177
USA

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

FEB 24 25 PM 12:04

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF BERNARD SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

{08E3F154-AF46-4EE8-8BCD5E1A16A843F6}[NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF BERNARD SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF BERNARD SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001445**, located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,944.05
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 2023-83129 .	\$1,718.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$213.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,023.34
Additional Statutory Fees with Interest.	\$532.14
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$5,431.50

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

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

Given under my hand April 29, 2025

Christal G. Perry

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-1445

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on The Estate of Bernard Smith, 2803 Madison Ave, St Albans, WV 25177.

I, Samantha Bailey, being duly sworn, depose and say that on the 3rd day of June, 2025 at 6:17 pm, I:

served this CORPORATION by delivering a true copy of the CERTIFICATE OF SALE NOTICE, to: Linda Wallace as Daughter for The Estate of Bernard Smith, at the address of: 2803 Madison Ave, St Albans, WV 25177, in compliance with state statutes.

Description of Person Served: Age: 60, Sex: F, Race/Skin Color: White, Height: 5'3", Weight: 160, Hair: Black, Glasses: ?

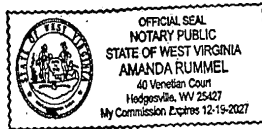
Any and all physical description details are approximations.

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 15 day of Jun, 25 by the affiant who is personally known to me.

NOTARY PUBLIC

My Commission Expires: 12/19/27



Samantha Bailey

Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025004704

2025 JUN 03 11:25



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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
BERNARD SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

{08E3F154-AF46-4EE8-8BCD5E1A16A843F6}[NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

BERNARD SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

BERNARD SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001445**, located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,944.05
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 2023-83129 .	\$1,718.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$213.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,023.34
Additional Statutory Fees with Interest.	\$532.14
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$5,431.50

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

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

Given under my hand April 29, 2025

Christal G. Perry

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

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

AFFIDAVIT OF NON-SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-1445

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Bernard Smith, 2803 Madison Ave, St Albans, WV 25177.**

I, Samantha Bailey, being duly sworn, depose and say that on the **3rd day of June, 2025 at 6:17 pm, I:**

NON-SERVED the **CERTIFICATE OF SALE NOTICE** for the reason that I failed to find **Bernard Smith** or any information to allow further search. Read the comments below for further details.

Additional Information pertaining to this Service:

6/3/2025 6:17 pm Attempted 2803 Madison Ave, St Albans, WV 25177. Per daughter he is deceased.

Any and all physical description details are approximations.

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 15 day
of Jun 25 by the affiant who is
personally known to me.

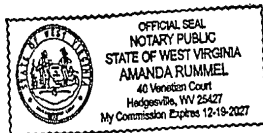
Amanda Rummel
NOTARY PUBLIC

My Commission Expires: 12/19/27

Samantha Bailey
Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025004705



52.11W 52.7 W11



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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF EVA SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

{08E3F154-AF46-4EE8-8BCD5E1A16A843F6}[NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF EVA SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF EVA SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-001445 , located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,944.05
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 2023-83129 .	\$1,718.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$213.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,023.34
Additional Statutory Fees with Interest.	\$532.14
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$5,431.50

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

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

Given under my hand April 29, 2025

Christal G. Perry

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-1445

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **The Estate of Eva Smith, 2803 Madison Ave, St Albans, WV 25177.**

I, Samantha Bailey, being duly sworn, depose and say that on the **3rd day of June, 2025** at **6:17 pm**, I:

served this **CORPORATION** by delivering a true copy of the **CERTIFICATE OF SALE NOTICE**, to: **Linda Wallace** as **Daughter for The Estate of Eva Smith**, at the address of: **2803 Madison Ave, St Albans, WV 25177**, in compliance with state statutes.

Description of Person Served: Age: 60, Sex: F, Race/Skin Color: White, Height: 5'3", Weight: 160, Hair: Black, Glasses: ?

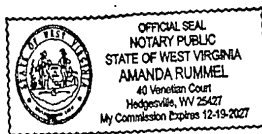
Any and all physical description details are approximations.

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 15 day
of Jun, 25 by the affiant who is
personally known to me.

Amanda Rummel
NOTARY PUBLIC

My Commission Expires: 12/19/27



Samantha Bailey
Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025004702

52:11:25



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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

EVA SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

{08E3F154-AF46-4EE8-8BCD5E1A16A843F6}[NTR LETTER]

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



(2023-C-001445-KANAWHA COUNTY-WVTK LLC)

EVA SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

To: BERNARD SMITH, EVA SMITH, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001445-KANAWHA COUNTY- WVTK LLC)

EVA SMITH - PERSONAL SERVICE
2803 MADISON AVE
SAINT ALBANS, WV 25177

DISTRICT ST. ALBANS CORP MAP 9 PARCEL 0145 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-001445 , located in ST. ALBANS CORP District, LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803 which was returned delinquent or nonentered in the name of SMITH BERNARD V & EVA L , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 83315 .	\$1,944.05
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 2023-83129 .	\$1,718.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$213.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,023.34
Additional Statutory Fees with Interest.	\$532.14
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$5,431.50

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

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

Given under my hand April 29, 2025

Christal G. Perry

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

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

AFFIDAVIT OF NON-SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-1445

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Eva Smith, 2803 Madison Ave, St Albans, WV 25177.

I, Samantha Bailey, being duly sworn, depose and say that on the 3rd day of June, 2025 at 6:17 pm, I:

NON-SERVED the CERTIFICATE OF SALE NOTICE for the reason that I failed to find Eva Smith or any information to allow further search. Read the comments below for further details.

Additional Information pertaining to this Service:

6/3/2025 6:17 pm Attempted 2803 Madison Ave, St Albans, WV 25177. Deceased per daughter.

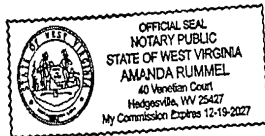
Any and all physical description details are approximations.

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 15th day of Jun 25 by the affiant who is personally known to me.

NOTARY PUBLIC

My Commission Expires: 12/19/27



Samantha Bailey

Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025004703

2025 JUN 03 11:25



WVTK LLC
18102 Seneca Trail
Marlinton, WV 24954

Local 3043894951
Toll Free
Fax 8155502328
URL

08/05/25

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

Dear WWSAO,

Enclosed please find the following affidavit:
KANAWHA COUNTY 2023-C-1445 / EVA SMITH
Notice by publications has been requested.

Thanks,

AUG 7 2025 11:37

Susan (Allie) Callison, Attorney at Law
PO Box 153
Hillsboro, WV 24946
sacallisonlaw@gmail.com 304-871-7223

RE: KANAWHA COUNTY 2023-C-1445

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

IN RESPONSE TO RE: EVA SMITH (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-1445, delinquent in the name of SMITH BERNARD V & EVA L. Described as LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803.

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: BERNARD SMITH, EVA SMITH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, OCCUPANT, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, WV STATE TAX DEPARTMENT

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

BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
by Certified mail, by publication

EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
by Certified mail, by publication

THE ESTATE OF BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
by Certified mail, by publication, by secretary of state

THE ESTATE OF EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
by Certified mail, by publication, by secretary of state

AUG 7 2025 11:37

Occupant
2803 MADISON AVE
Saint Albans, WV 25177
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

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: BERNARD SMITH (shown on auditors site, NTR ID 10053/1

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon BERNARD SMITH. 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 BERNARD SMITH be served at 2803 MADISON AVE , SAINT ALBANS, WV 25177 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: EVA SMITH (shown on auditors site, NTR ID 10053/2

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon EVA SMITH. 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 EVA SMITH be served at 2803 MADISON AVE , SAINT ALBANS, WV 25177 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: THE ESTATE OF BERNARD SMITH (shown on auditors site, NTR ID 10053/3

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon THE ESTATE OF BERNARD SMITH. 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.

Review of West Virginia Secretary of State business data

Having completed a diligent research, WVTk LLC requested THE ESTATE OF BERNARD SMITH be served at 2803 MADISON AVE , SAINT ALBANS WV 25177-2145 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: THE ESTATE OF EVA SMITH (shown on auditors site, NTR ID 10053/4

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon THE ESTATE OF EVA SMITH. 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.

AUG 7 2025 11:37

Review of West Virginia Secretary of State business data

Having completed a diligent research, WVTK LLC requested THE ESTATE OF EVA SMITH be served at 2803 MADISON AVE , SAINT ALBANS WV 25177-2145 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: (shown on auditors site, NTR ID 10053/1

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon . 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 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

AUG 7 2025 AM 11:37

WVTK LLC
18102 Seneca Trail
Marlinton, WV 24954

Local 3043894951
Toll Free
Fax 8155502328
URL

08/05/25

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

Dear WWSAO,

Enclosed please find the following affidavit:
KANAWHA COUNTY 2023-C-1445 / BERNARD SMITH
Notice by publications has been requested.

Thanks,

AUG 7 2025 #11:36

Susan (Allie) Callison, Attorney at Law
PO Box 153
Hillsboro, WV 24946
sacallisonlaw@gmail.com 304-871-7223

RE: KANAWHA COUNTY 2023-C-1445

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

IN RESPONSE TO RE: BERNARD SMITH (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-1445, delinquent in the name of SMITH BERNARD V & EVA L. Described as LT 47 PT LT 48 SHREWSBURY ADN MADISON AVE 2803

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: BERNARD SMITH, EVA SMITH, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, OCCUPANT, THE ESTATE OF BERNARD SMITH, THE ESTATE OF EVA SMITH, WV STATE TAX DEPARTMENT

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

BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
by Certified mail, by publication

EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
by Certified mail, by publication

THE ESTATE OF BERNARD SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
by Certified mail, by publication, by secretary of state

THE ESTATE OF EVA SMITH
2803 MADISON AVE
SAINT ALBANS, WV 25177-2145
by Certified mail, by publication, by secretary of state

Occupant
2803 MADISON AVE
Saint Albans, WV 25177
by publication, as occupant

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

AUG 7 2025 11:36

by Certified mail, by publication

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: BERNARD SMITH (shown on auditors site, NTR ID 10053/1

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon BERNARD SMITH. 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 BERNARD SMITH be served at 2803 MADISON AVE , SAINT ALBANS, WV 25177 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: EVA SMITH (shown on auditors site, NTR ID 10053/2

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon EVA SMITH. 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 EVA SMITH be served at 2803 MADISON AVE , SAINT ALBANS, WV 25177 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: THE ESTATE OF BERNARD SMITH (shown on auditors site, NTR ID 10053/3

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon THE ESTATE OF BERNARD SMITH. 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.

Review of West Virginia Secretary of State business data

Having completed a diligent research, WVTk LLC requested THE ESTATE OF BERNARD SMITH be served at 2803 MADISON AVE , SAINT ALBANS WV 25177-2145 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: THE ESTATE OF EVA SMITH (shown on auditors site, NTR ID 10053/4

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon THE ESTATE OF EVA SMITH. 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.

AUG 7 2025 #11:36

Review of West Virginia Secretary of State business data

Having completed a diligent research, WVTK LLC requested THE ESTATE OF EVA SMITH be served at 2803 MADISON AVE , SAINT ALBANS WV 25177-2145 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: (shown on auditors site, NTR ID 10053/2

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon . 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 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

AUG 7 2025 11:36