

Mail to: WVTK LLC  
18102 Seneca Trail  
Marlinton, WV 24954

**THIS DEED**, made 8/26/2025 between Christal G. Perry , Deputy Commissioner of Delinquent and Nonentered Lands of Cabell County, West Virginia, grantor, and WVTK LLC, purchaser, grantee, witnesseth, that

Whereas, in pursuance of the statutes in such case made and provided, **Christal G. Perry** , Deputy Commissioner of Delinquent and Nonentered Lands of Cabell County, did on 4/24/2024, sell the real estate hereinafter mentioned and described for the taxes delinquent thereon for the year(s) 2019 to 2020, for the sum of \$3,000.00, that being the amount of purchase money paid to the Deputy Commissioner, WVTK LLC did become the purchaser of such real estate, which was returned delinquent in the name of SHULTIS PETER K & ROBIN L;BLAIR CHARLOTTE and

Whereas, the Deputy Commissioner, Christal G. Perry , has caused the notice to redeem to be served on all persons required by law to be served therewith; and

Whereas, the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set forth in such notice has expired.

Now, therefore, the grantor for and in consideration of the premises recited herein, and pursuant to the provisions of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTK LLC grantee, his heirs and assigns forever, the real estate so purchased, situate in the County of Cabell, bounded and described as follows: **Cert. No.: 066970**, described as BLK C PT LT 10 SO LD ADN 618 BUFFINGTON ST, HUNTINGTON-GIDEON CORP District.

The undersigned hereby declares that the consideration paid for this conveyance is \$3,000.00.

Witness the following signature:

*Christal G. Perry*

Christal G. Perry

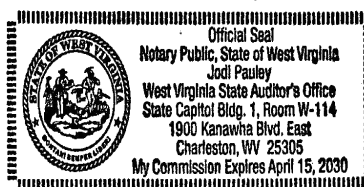
Deputy Commissioner of Delinquent and Nonentered Lands of Cabell County

State of West Virginia

County of Kanawha, to wit:

I, Jodi Pauley, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry , Deputy Commissioner of Delinquent and Nonentered Lands for Cabell County, West Virginia, whose name is signed to the foregoing writing bearing the date 8/26/2025 has this acknowledged the same before me in said County.

Given under my hand this 8/26/2025. My commission expires April 15, 2030.



*Jodi Pauley*  
Jodi Pauley  
Notary Public

Cabell County  
Scott Caserta, Clerk  
Instrument 6240872  
09/09/2025 @ 09:12:02 AM  
DEED  
Book 1533 @ Page 1  
Pages Recorded 50  
Recording Cost \$  
Transfer Tax \$  
101.00  
16.50

This instrument was prepared from a form by Christal G. Perry , Deputy Commissioner of Cabell County, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON WV 24954-6840

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

Name / Organization: WVTK LLC

Address: 18102 Seneca Trail

City: Marlinton

State: WV Zip: 24954

Phone: 3043894951 ext:

Certification / Certificate Number: 066970

(One certification per page)

County: Cabell

Legal Description: BLK C PT LT 10 SO LD ADN 618 BUFFINGTON ST

---

**Name and address of those to be notified (Please Check All that Apply):**

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

CHARLOTTE BLAIR  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702-2109

---

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

Occupant  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

---

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

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

---

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

WV State Tax Department  
Po Box 229  
Charleston, WV 25321

---

RR 1374 11:03

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead. Please check the box if you are attaching additional pages with this NTR ☐

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:

HUNTINGTON-GIDEON CORP District  
Cabell County, West Virginia

Certificate No. CIN DLC-06-066970

Dear Oak Hall,

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

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

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



JUL 16 '24 11:09

# TITLE WORKSHEET



County - 06

Name(s) SHULTIS PETER K & ROBIN L BLAIR CHARLOTTE

HUNTINGTON-GIDEON CORP Dist (05) Map 0023 Parcel 0306 Sub 0000SPLIT0000

Description BLK C PT LT 10 SO LD ADN 618 BUFFINGTON ST

TITLE WORK CODE: DLC-06-066970

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020: BLAIR CHARLOTTE Book/Page: 1403/729 Tax Class: 2

LANDBOOK 2021: BLAIR CHARLOTTE Book/Page: 1403/729 Tax Class: 2

LANDBOOK 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008: SHULTIS PETER K & ROBIN L Book/Page: 1145/623 Tax Class: 4

LANDBOOK 2007: SHULTIS PETER K & ROBIN L Book/Page: 1145/623 Tax Class: 2

LANDBOOK 2006, 2005, 2004, 2003: CARTER STEPHEN A & DEBORAH A Book/Page: 1039/442 Tax Class: 2

TRANSFERS

GRANTOR

GRANTEE

05/03/2019

SHULTIS PETER K  
SHULTIS ROBIN L

AN \$37K

DEED  
1403/729

BLAIR CHARLOTTE

09/12/2005

LASALLE BANK NATIONAL ASSOCIATION  
TRUSTEE BY ATTORNEY IN FACT  
CHASE HOME FINANCE LLC ATTORNEY IN  
FACT FKA  
CHASE MANHATTAN MORTGAGE  
CORPORATION ATTORNEY IN FACT

DEED  
1145/623

SHULTIS PETER K  
SHULTIS ROBIN L

10/21/1998

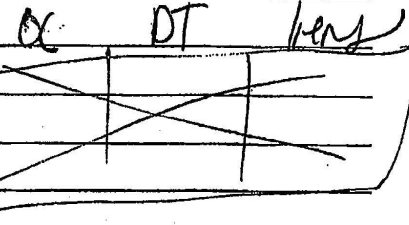
BLATT HEATHER

DEED  
1039/442

CARTER STEPHEN  
AUSTIN  
CARTER DEBORAH  
ANN

Charlotte Blair  
1418 Buffington St  
Huntington WV 25702-2109

5/3/2019 1403/729



JUL 18 '24 11:09



**State Auditor's Office**  
**Supplemental / Return Mail**  
**Personal Process Form**

REQUEST ID 9794

Purchaser(s) Name & Address

WVTK LLC  
18102 Seneca trail  
Marlinton, WV 24954

Telephone Number: 3047994440

Certification Number: 066970

County: CABELL

Legal Description:

BLK C PT LT 10 SO LD ADN 618 BUFFINGTON ST

Name and address of those to be notified

Personal Service ☒ 1/2

Occupant  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

DEC 30 '24 PM 1:00



**State Auditor's Office**  
**Supplemental / Return Mail**  
**Personal Process Form**

REQUEST ID 9793

Purchaser(s) Name & Address

WVTK LLC  
18102 Seneca trail  
Marlinton, WV 24954

Telephone Number: 3047994440

Certification Number: 066970

County: CABELL

Legal Description:

BLK C PT LT 10 SO LD ADN 618 BUFFINGTON ST

Name and address of those to be notified

Personal Service ☒ 2/2

CHARLOTTE BLAIR  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702-2109

DEC 30 '24 PM 1:00





OAK HALL  
WVTK LLC  
18102 Seneca Trail  
Marlinton, WV 24954

67-111894-08-230

TO:

ATTN: Melinda Wickline  
County Collections State Capitol Complex  
1900 Kanawha Blvd. East,  
Building 1, Room W-100  
Charleston, WV 25305

UNITED STATES POSTAL SERVICE		Retail
<b>G</b>	US POSTAGE PAID	Origin: 24954 12/27/24 5551640854-07
	<b>\$6.20</b>	
USPS GROUND ADVANTAGE®		
		0 Lb 5.60 Oz RDC 01
		C001
SHIP TO:	1900 KANAWHA BLVD E CHARLESTON WV 25305-0009	
USPS TRACKING® #		
		
9500 1124 8418 4362 4276 69		
		

Utility Mailer  
10 1/2" x 16"

Ready [ ]

WVTK LLC  
18102 Seneca Trail  
Marlinton, WV 24954

Local 3043894951  
Toll Free  
Fax 8155502328  
URL

04/26/25

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

Dear WVSAO,

Enclosed please find the following affidavit:  
CABELL COUNTY / CHARLOTTE BLAIR  
Please publish, funds enclosed (270.16)

Thanks,

SECRETARY

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

**RE: CABELL COUNTY**

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

**IN RESPONSE TO RETURN MAIL LETTER RE: CHARLOTTE BLAIR** Dated: 12/16/2024 (shown on auditors site, row 0)

WVTK LLC purchased the certificate of sale for CABELL COUNTY, delinquent in the name of . Described as

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: CHARLOTTE BLAIR, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, OCCUPANT, WV STATE TAX DEPARTMENT

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

CHARLOTTE BLAIR  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702-2109  
by Certified mail

Occupant  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702  
by Certified mail, as occupant

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

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

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:

**RETURN MAIL LETTER RE: Occupant** Dated: 12/16/2024

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


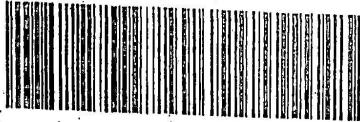

Having completed a diligent research, WVTK LLC requested Occupant be served at 618 BUFFINGTON ST, HUNTINGTON, WV 25702 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

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 requests notice by publication and hereby deposits funds sufficient for publication simultaneously herewith. WVTK LLC hereby requests the deed be issued to WVTK LLC, upon the expiration of redemption period afforded by publication.

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

95-017452-1-AM

UNITED STATES POSTAL SERVICE		Retail
<b>P</b>	US POSTAGE PAID	
	<b>\$11.70</b>	Origin: 24854 04/30/25 5551840854-07
PRIORITY MAIL®		
		2 Lb 10.30 Oz RDC 03
EXPECTED DELIVERY DAY: 05/02/25		
SHIP TO:	C001	
	1900 KANAWHA BLVD E CHARLESTON WV 25305-0009	
USPS TRACKING® #		
		
9505 5124 8416 5120 4484 55		
		

PRESS FIRMLY TO SEAL

DLU RM

FROM:

OAK HALL  
18102 Seneca Trail  
Martinton, WV 24954

MAY 1 '25 AM 10:52

TO:

ATTN: Melinda Wickline  
County Collections State Capitol Complex  
1900 Kanawha Blvd. East,  
Building 1, Room W-100  
Charleston, WV 25305

CTS NTR

VISIT US AT [USPS.COM](https://www.usps.com)

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ntm Tyvek®

**NOTICE OF  
REDEMPTION****CERT NO.**  
066970**CABELL COUNTY****.WVTK LLC**

To: CHARLOTTE BLAIR, OCCUPANT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, beneficiaries, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

**DISTRICT HUNTINGTON-GIDEON CORP****MAP 23****PARCEL 0306 00000000**

You will take notice that WVTK LLC, the purchaser of the following real estate, Certification No. 066970, located in HUNTINGTON-GIDEON CORP District, BLK C PT LT 10 SO LD ADN 618 BUFFINGTON ST which was returned delinquent or nonentered in the name of SHULTIS PETER K & ROBIN L BLAIR CHARLOTTE, and was sold by the deputy commissioner of delinquent and nonentered lands of Cabell County at the sale for the delinquent taxes on 04/24/2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after 07/14/2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before 07/14/2025 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to 07/14/2025 \$2,062.45

Amount of taxes paid on the property, since the sale, with interest to 07/14/2025 \$0.00

Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 07/14/2025. \$1,249.90

Additional Statutory Fees with interest to 07/14/2025. \$0.00

Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the The Honorable, Sheriff of Cabell County. \$3,312.35

You may redeem at any time before 07/14/2025 by paying the above total less any unearned interest.

Given under my hand 5/7/2025

Christal G. Perry

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

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

LH-260972  
05-23.30.06-06:2025

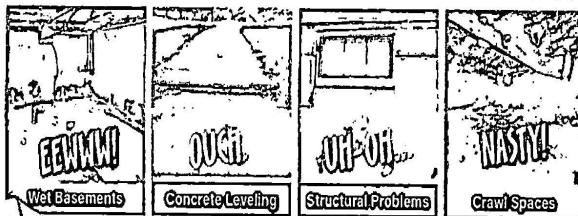
**Acc.Id:** 251847  
**Name:** OFFICE OF STATE  
AUDITOR  
**Phone:** 304-558-2262  
**Address:** 1900 KANAWHA BLVD E #  
1  
**City:** CHARLESTON  
**State:** WV  
**Postcode:** 25305  
**Class:** 9010 Legal Notices  
**Edition:** HD HD HD  
**Start:** 05/23/2025  
**Stop:** 06/06/2025  
**Issues:** 3  
**Units:** 86.0  
**Order ID:** HC 260972  
**TFN:** C  
**TFN cycle:**  
**Rep:** EQUEN  
**Status:** CF  
**Source:** ML  
**Paytype:** BI  
**Rate:** LG  
**Cost EXC**  
**GST:** 245.96  
**Tax:** 0.00  
**Total Charge:** 245.96  
**Printed on:** 05/15/2025 15:02:11  
**Printed by:** EQUEN

JUN 30 '25 PM 12:26

[illegible]

# ALL THINGS BASEMENTY!

**WE FIX THIS ...AND THIS ...AND THIS ...AND THIS!**



- ✓ Waterproofing
- ✓ Crawl Space Repair
- ✓ Foundation Repair
- ✓ Concrete Leveling

# Alford

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 (800) 455-2500

**304-600-7373**  
**AlfordFixesHomes.com**



**Scan Me!**

**FREE ESTIMATES**  
**FULL FINANCING AVAILABLE!**



Cabell 066970

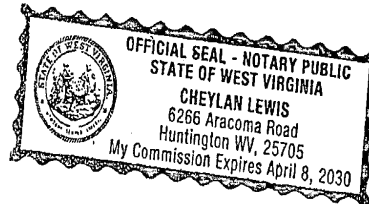
**AFFIDAVIT OF PUBLICATION**

I, Debra Queen being duly sworn, depose and say that I am Legal Clerk for *The Herald-Dispatch*, HD Media Co., LLC, who publishes at Huntington, Cabell County, West Virginia, the newspaper *The Herald-Dispatch*, an Independent newspaper, the morning seven days each week, Monday through Sunday including New Year's Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving and Christmas; that I have been duly authorized by the Board of Directors of such corporation and the newspaper mentioned herein; that the legal advertisement attached in the left margin of this affidavit and made a part herof and bearing number 260972 was duly published in the *The Herald-Dispatch* once a week for 3 successive weeks, commencing with its issue of 05/23/2025 and ending with the issue of 06/06/2025, that said legal advertisement was published on the following dates: 05/23/2025, 05/30/2025, 06/06/2025 that the cost of publishing said annexed advertisement as aforesaid was \$ 245.96; that such newspaper in which such legal advertisement was published has been and is now published regularly, at least as frequently as once a week for at least fifty weeks during the calendar year as prescribed by its mailing permit and has been so published in the municipality of Huntington, Cabell County, West Virginia, for at least one year immediately preceding the date on which the legal advertisement set forth herein was delivered to such newspaper for publication; that such newspaper is a newspaper of "general circulation" as defined in article 3, chapter 59, of the West Virginia Code within the publication area or areas of the municipality of Huntington, Cabell, Putnam and Wayne Counties, West Virginia, and that such newspaper is circulated to the general public at a definite price or consideration; that such newspaper on each date published consists of not less than four pages without a cover; and that it is a newspaper to which the general public resorts for passing events of a political, religious, commercial and social nature, and for current happenings, announcements, miscellaneous reading matter, advertisements and other notices.

Taken, subscribed and sworn to before me in my said county this day: 06/06/2025

My commission expires 4-8-30

Cheyly Lewis  
Notary Public  
Cabell County, West Virginia



Debra Queen

JUN 30 '25 PM 12:26

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

CHARLOTTE BLAIR - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

DISTRICT HUNTINGTON GIDEON CORP MAP 23 PARCEL 0306 00000000

You will take notice that WVTk LLC, the purchaser of the following real estate, Certification No. 066970, located in HUNTINGTON GIDEON CORP District, BLK C PT LT 10 SO LD ADN 618 BUFFINGTON ST which was returned delinquent or nonentered in the name of SHULTIS PETER K & ROBIN L BLAIR CHARLOTTE, and was sold by the deputy commissioner of delinquent and nonentered lands of Cabell County at the sale for the delinquent taxes on 04/24/2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after 03/17/2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before 03/17/2025 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to 03/17/2025	\$1738.35
Amount of taxes paid on the property, since the sale, with interest to 03/17/2025	\$0.00
Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 03/17/2025.	\$884.03
Additional Statutory Fees with Interest to 03/17/2025.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the The Honorable Charles Zerkle, Sheriff of Cabell County.	\$2622.38

You may redeem at any time before 03/17/2025 by paying the above total less any unearned interest.  
Given under my hand 1/15/2025

*G. Russell Rollyson Jr.*

---

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

Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections Division  
1900 Kanawha Boulevard East  
Building 1, Room W-118  
Charleston, West Virginia 25305  
Questions please call 1-888-509-6568

066970

STATE OF WEST VIRGINIA,  
COUNTY OF CABELL, TO-WIT:  
FAILURE TO EXECUTE THIS PROCESS ON THE  
WITHIN NAMED CHARLOTTE BLAIR  
ON THE 21 DAY OF JAN.  
2025, DUE TO THE FOLLOWING:  
☐ BAD ADDRESS  
☐ THREE ATTEMPTS MADE  
☐ NEED PHYSICAL ADDRESS  
☐ LOCKED PREMISES-NO ACCESS  
☐ NOT IN CABELL COUNTY, WV  
☐ NO APARTMENT NUMBER  
☐ AVOIDING PROCESS  
☐ DOES NOT LIVE AT ADDRESS  
SHERIFF DOUGLAS W. ADAMS

BY *mic [signature]*  
( ) DEPUTY (X) PROCESS SERVER

\* DECEASED.

FEB 5 '25 AM 11:06



## State of West Virginia

**Mark A. Hunt**

State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands

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

Toll Free: (888) 509-6568  
[www.wvsao.gov](http://www.wvsao.gov)

January 15, 2025

CABELL County Sheriff  
Personal Process Division  
PO Box 2114  
Huntington, WV 25701

RE: Personal Process Service  
Certification No: CABELL 066970(WVTK LLC)

Dear Sheriff Zerkle ;

Attached you shall find one original and one copy of notice to be served on the following name listed below. **Prior to failure please post on premises.**

CHARLOTTE BLAIR  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

Please return copy of service to the WV State Auditor's Office, Bldg.1900 Kanawha Blvd East Bldg. #1, Room W-118 Charleston, WV 25305.

Thanks in advance for your cooperation in this matter.

Respectfully,

Russell Rollyson  
Deputy State Auditor  
WVSAO/Land Division

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305

(Cert No. 066970 WVTk LLC)

CHARLOTTE BLAIR - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

CHARLOTTE BLAIR - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

To: OCCUPANT - PERSONAL SERVICE, CHARLOTTE BLAIR - PERSONAL SERVICE, 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-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTK LLC)

OCCUPANT - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

DISTRICT HUNTINGTON GIDEON CORP MAP 23 PARCEL 0306 00000000

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*G. Russell Rollyson Jr.*

---

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

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West Virginia State Auditor's Office, County Collections Division  
1900 Kanawha Boulevard East  
Building 1, Room W-118  
Charleston, West Virginia 25305  
Questions please call 1-888-509-6568

066970

STATE OF WEST VIRGINIA,  
COUNTY OF CABELL, TO-WIT:  
FAILURE TO EXECUTE THIS PROCESS ON THE  
WITHIN NAMED OCCUPANT  
ON THE 21 DAY OF JAN.  
2025, DUE TO THE FOLLOWING:

☐ BAD ADDRESS  
☐ THREE ATTEMPTS MADE  
☐ NEED PHYSICAL ADDRESS  
☐ LOCKED PREMISES-NO ACCESS  
☐ NOT IN CABELL COUNTY, WV  
☐ NO APARTMENT NUMBER  
☐ AVOIDING PROCESS  
☒ DOES NOT LIVE AT ADDRESS (VACANT)

SHERIFF DOUGLAS W. ADAMS

BY *[Signature]*  
( ) DEPUTY ☒ PROCESS SERVER

\* POSTED.

FEB 5 '25 AM 11:06





## State of West Virginia

**Mark A. Hunt**

State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands

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

Toll Free: (888) 509-6568  
[www.wvsao.gov](http://www.wvsao.gov)

January 15, 2025

CABELL County Sheriff  
Personal Process Division  
PO Box 2114  
Huntington, WV 25701

RE: Personal Process Service  
Certification No: CABELL 066970(WVTK LLC)

Dear Sheriff Zerkle ;

Attached you shall find one original and one copy of notice to be served on the following name listed below. **Prior to failure please post on premises.**

OCCUPANT  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

Please return copy of service to the WV State Auditor's Office, Bldg.1900 Kanawha Blvd East Bldg. #1, Room W-118 Charleston, WV 25305.

Thanks in advance for your cooperation in this matter.

Respectfully,

Russell Rollyson  
Deputy State Auditor  
WVSAO/Land Division

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

OCCUPANT - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



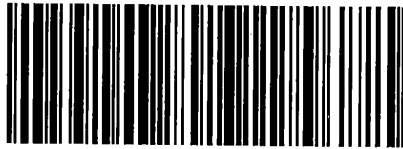
(Cert No. 066970 WVTk LLC)

OCCUPANT - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

To: OCCUPANT - PERSONAL SERVICE, CHARLOTTE BLAIR - PERSONAL SERVICE, 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-118  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2784 64



(Cert No. 066970 WVTk LLC)

CHARLOTTE BLAIR  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702-2109

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

CHARLOTTE BLAIR  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702-2109

To: CHARLOTTE BLAIR, 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-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

CHARLOTTE BLAIR  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702-2109

DISTRICT HUNTINGTON GIDEON CORP MAP 23 PARCEL 0306 00000000

You will take notice that WVTk LLC, the purchaser of the following real estate, Certification No. 066970, located in HUNTINGTON GIDEON CORP District, BLK C PT LT 10 SO LD ADN 618 BUFFINGTON ST which was returned delinquent or nonentered in the name of SHULTIS PETER K & ROBIN L BLAIR CHARLOTTE, and was sold by the deputy commissioner of delinquent and nonentered lands of Cabell County at the sale for the delinquent taxes on 04/24/2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after 12/16/2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before 12/16/2024 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to 12/16/2024	\$1738.35
Amount of taxes paid on the property, since the sale, with interest to 12/16/2024	\$0.00
Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 12/16/2024.	\$762.19
Additional Statutory Fees with Interest to 12/16/2024.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the The Honorable Charles Zerkle, Sheriff of Cabell County.	\$2500.54

You may redeem at any time before 12/16/2024 by paying the above total less any unearned interest.  
Given under my hand 7/23/2024

*G. Russell Rollyson Jr.*

---

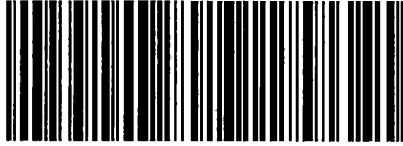
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Cabell County, State of West Virginia

Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections Division  
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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-118  
Charleston, West Virginia 25305

---

USPS CERTIFIED MAIL



9414 8091 0924 9001 2784 71

---



(Cert No. 066970 WVTk LLC)

OCCUPANT  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

OCCUPANT  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

To: CHARLOTTE BLAIR, 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-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

OCCUPANT  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

DISTRICT HUNTINGTON GIDEON CORP MAP 23 PARCEL 0306 00000000

You will take notice that WVTk LLC, the purchaser of the following real estate, Certification No. 066970, located in HUNTINGTON GIDEON CORP District, BLK C PT LT 10 SO LD ADN 618 BUFFINGTON ST which was returned delinquent or nonentered in the name of SHULTIS PETER K & ROBIN L BLAIR CHARLOTTE, and was sold by the deputy commissioner of delinquent and nonentered lands of Cabell County at the sale for the delinquent taxes on 04/24/2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after 12/16/2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before 12/16/2024 will be as follows:

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Given under my hand 7/23/2024

*G. Russell Rollyson Jr.*

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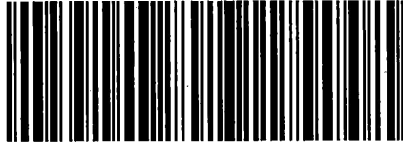
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Cabell County, State of West Virginia

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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-118  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9001 2784 88

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(Cert No. 066970 WVTk LLC)

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

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTK LLC)

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

To: CHARLOTTE BLAIR, 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-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

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7940 KENTUCKY DIRVE STOP 2850F  
FLORENCE, KY 41042

DISTRICT HUNTINGTON GIDEON CORP MAP 23 PARCEL 0306 00000000

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You may redeem at any time before 12/16/2024 by paying the above total less any unearned interest.  
Given under my hand 7/23/2024

*G. Russell Rollyson Jr.*

---

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

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Charleston, West Virginia 25305  
Questions please call 1-888-509-6568

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County Collections Division  
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Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



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(Cert No. 066970 WVTk LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

To: CHARLOTTE BLAIR, 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.

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County Collections Division  
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Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

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CHARLESTON, WV 25321

DISTRICT HUNTINGTON GIDEON CORP MAP 23 PARCEL 0306 00000000

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Given under my hand 7/23/2024

*G. Russell Rollyson Jr.*

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

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Charleston, West Virginia 25305  
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West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

OCCUPANT - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702



West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTk LLC)

OCCUPANT - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702

To: OCCUPANT - PERSONAL SERVICE, CHARLOTTE BLAIR - PERSONAL SERVICE, 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,  
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County Collections Division  
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(Cert No. 066970 WVTK LLC)

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HUNTINGTON, WV 25702

DISTRICT HUNTINGTON GIDEON CORP MAP 23 PARCEL 0306 00000000

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Amount equal to the taxes and charges due on the date of the sale, with interest, to 03/17/2025	\$1738.35
Amount of taxes paid on the property, since the sale, with interest to 03/17/2025	\$0.00
Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 03/17/2025.	\$884.03
Additional Statutory Fees with Interest to 03/17/2025.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the <b>The Honorable Charles Zerkle, Sheriff of Cabell County.</b>	\$2622.38

You may redeem at any time before 03/17/2025 by paying the above total less any unearned interest.  
Given under my hand 1/15/2025

*G. Russell Rollyson Jr.*

---

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

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Charleston, West Virginia 25305  
Questions please call 1-888-509-6568

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
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(Cert No. 066970 WVTk LLC)

CHARLOTTE BLAIR - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
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County Collections Division  
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Charleston, West Virginia 25305



(Cert No. 066970 WVTK LLC)

CHARLOTTE BLAIR - PERSONAL SERVICE  
IF UNABLE TO SERVE PLEASE POST TO PROPERTY  
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HUNTINGTON, WV 25702

DISTRICT HUNTINGTON GIDEON CORP MAP 23 PARCEL 0306 00000000

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Given under my hand 1/15/2025

*G. Russell Rollyson Jr.*

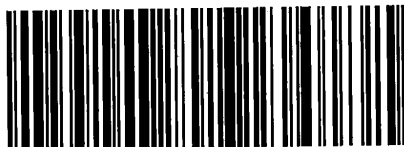
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G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of Cabell County, State of West Virginia

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Questions please call 1-888-509-6568

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 7396 37



(Cert No. 066970 WVTk LLC)

THE HERALD-DISPATCH  
5192 BRALEY ROAD  
HUNTINGTON, WV 25705

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305



(Cert No. 066970 WVTK LLC)

THE HERALD-DISPATCH  
5192 BRALEY ROAD  
HUNTINGTON, WV 25705

To: , CHARLOTTE BLAIR, OCCUPANT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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County Collections Division  
1900 Kanawha Boulevard East  
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(Cert No. 066970 WVTK LLC)

THE HERALD-DISPATCH  
5192 BRALEY ROAD  
HUNTINGTON, WV 25705

DISTRICT HUNTINGTON-GIDEON CORP MAP 23 PARCEL 0306 00000000

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Amount equal to the taxes and charges due on the date of the sale, with interest, to 07/14/2025	\$2062.45
Amount of taxes paid on the property, since the sale, with interest to 07/14/2025	\$0.00
Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 07/14/2025.	\$1249.90
Additional Statutory Fees with Interest to 07/14/2025.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the <b>The Honorable , Sheriff of Cabell County.</b>	\$3312.35

You may redeem at any time before 07/14/2025 by paying the above total less any unearned interest.  
Given under my hand 5/7/2025

*Christal G. Perry*

---

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

Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections Division  
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Charleston, West Virginia 25305  
Questions please call 1-888-509-6568





Date Produced: 07/29/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2784 88. Our records indicate that this item was delivered on 07/25/2024 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*  
David W. Stine  
7940 Kentucky Drive

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: 066970




Date Produced: 07/29/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2784 95. Our records indicate that this item was delivered on 07/25/2024 at 06:04 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

Delivery Address	WV TAX
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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: 066970

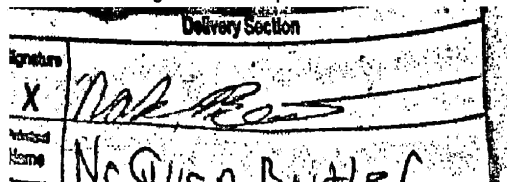


Date Produced: 08/19/2024

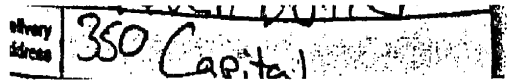
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2784 64. Our records indicate that this item was delivered on 08/16/2024 at 06:25 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: 066970



UNITED STATES  
POSTAL SERVICE

Date Produced: 05/19/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7396 37. Our records indicate that this item was delivered on 05/12/2025 at 04:05 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient :

*[Handwritten signature]*  
*[Handwritten signature]*

Address of Recipient :

*347*  
*Brady Rd*

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

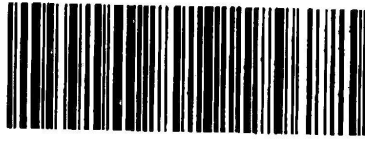
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 066970

**CERTIFIED MAIL™**

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2784 64

(Cert No. 066970 WVTk LLC)

CHARLOTTE BLAIR  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702-2109



US POSTAGE PITNEY BOWES



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

*L/W*  
*7-25*  
*7.30*  
*8.9*

NIXIE 430 DE 1 0009/12/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 25305000999 \*0171-00811-23-41

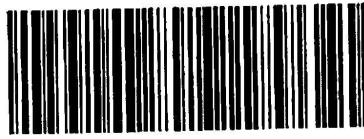


UNC  
257022109 09

**CERTIFIED MAIL™**

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-118  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2784 71

(Cert No. 066970 WVTk LLC)

OCCUPANT  
618 BUFFINGTON ST  
HUNTINGTON, WV 25702



US POSTAGE PATNEY BOWES



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

L/N  
7-25  
7-30  
8.9

NIXIE 430 DE 1 0008/14/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 25305900999 \*0171-06232-23-40

25305>0009