

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

This deed made this 6th day of August, 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 \$1,328.04, 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-000676	CALVERT AARON CHRISTOPHER & JAMES RAYMOND TITUS

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-000676	PT LTS 4-5-6 BK 500 46X76 SOMERSET DRIVE 1005	Charleston West Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,328.04.

Witness the following signature:

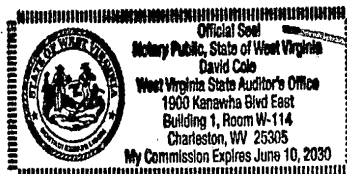
Christal G. Perry

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 6th day of August, 2025, has acknowledge they same before me in said County.

Given under my hand this 6th day of August, 2025. My commission expires June 10, 2030,



David Cole
David Cole
Notary Public

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

Kanawha County
Vera J. McCormick, Clerk
Instrument 4132072
08/28/2025 @ 08:37:38 AM
DEED
Book 3338 Page 67
Pages Recorded 42
Recording Cost \$
Transfer Tax \$
92.00
8.25

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000676

KANAWHA

COUNTY 12 CHAS W

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 12 5 0242 0000 0000 ACCOUNT # 06592671

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000037512	CALVERT AARON CHRISTOPHER JAMES RAYMOND TITUS 521 1/2 WYOMING ST APT B CHARLESTON	PT LTS 4-5-6 BK 500 46X76 SOMERSET DRIVE 1005 WV 25302

DELINQUENT TAXES	480.78
INTEREST	36.06
PUBLICATIONS & NOTICES	65.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2023 0000037377	514.53

TOTAL	1111.37
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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-000676

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: PT LTS 4-5-6 BK 500 46X76 SOMERSET DRIVE 1005

District: CHARLESTON WEST CORP **Map:** 5 **Parcel:** 0242 0000 0000

Taxpayer:

CALVERT AARON CHRISTOPHER & JAMES RAYMOND TITUS
521 1/2 WYOMING ST APT B
CHARLESTON, WV 25302

Delinquent Taxes: 2022 - 37512	\$596.84
Interest on Delinquent Taxes	\$35.81
Subsequent Taxes: 2023-37377	\$539.48
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$90.36
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$1,328.04
Amount Due	\$1,328.04
Surplus	\$0.00

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954




John B. McCuskey, State Auditor

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

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$61.33

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-000676
County: KANAWHA COUNTY
Legal Description: PT LTS 4-5-6 BK 500 46X76 SOMERSET DRIVE 1005
Map: 5 Parcel: 0242 0000 0000

Name and address of those to be notified

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

DAVID PACK, JR.
521 1/2 WYOMING ST APT B
CHARLESTON, WV 25302-2031
USA

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

OCCUPANT
1005 SOMERSET DR
CHARLESTON, WV 25302
USA

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

DAVID PACK, JR.
1005 SOMERSET DR
CHARLESTON, WV 25302
USA

466 2441114

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

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

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

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

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

AUG 9 '74 11:14

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: CALVERT AARON CHRISTOPHER & JAMES RAYMOND TITUS

PT LTS 4-5-6 BK 500 46X76 SOMERSET DRIVE 1005
CHARLESTON WEST CORP District
Kanawha County, West Virginia

Certificate No. 2023-C-000676 CIN CTS-20-2023-676

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



9/6/24 11:14

TITLE WORKSHEET



KANAWHA County - 20

Name(s) CALVERT AARON CHRISTOPHER & JAMES RAYMOND TITUS
 CHARLESTON WEST CORP Dist (12) Map 0005 Parcel 0242 Sub 0000SPLIT0000
 Description PT LTS 4-5-6 BK 500 46X76 SOMERSET DRIVE 1005

TITLE WORK CODE: CTS-20-2023-676
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023: CALVERT AARON CHRISTOPHER & JAMES RAYMOND TITUS Book/Page: 3090/ 0409 Tax Class: 2
 LANDBOOK 2022: CALVERT AARON CHRISTOPHER & JAMES RAYMOND TITUS Book/Page: 3090/ 0409 Tax Class: 2
 LANDBOOK 2021: ANDERSON SANDRA J Book/Page: 2436 / 0803 Tax Class: 2
 LANDBOOK 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: ANDERSON SANDRA J
 Book/Page: 2436/ 0803 Tax Class: 2

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

TRANSFERS	GRANTOR	DEED	GRANTEE
03/01/2021	SANDRA J ANDERSON	3090/409	AARON CHRISTOPHER CALVERT JAMES RAYMOND TITUS
03/31/1998	JACQUELYN M BLANKINSHIP EX ESTATE OF MARY G MCWHORTER	2436/803	SANDRA J ANDERSON

Adverse Item Table	OC/FT	DT	liens
3 AARON CHRISTOPHER CALVERT	(1)	/	/
JAMES RAYMOND TITUS		~~~~~	

REFERENCE ITEMS

BOTH NAMES
 521 1/2 WYOMING STREET APT B
 CHARLESTON WV 25302

20-DEED-3090-409

	OC	DT	liens	Etc.
① G.W. deed (\$7k) to	/	/	/	/
② David Wayne Pack, Jr.	/	/	/	/
tax address	/	/	/	/

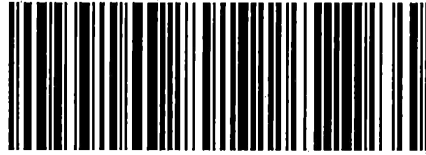
David Pack, Jr.
 Tax address

stop 7/8/2023 2:52pm

C

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 3648 77



(2023-C-000676-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

0F871FB1-6DE8-4A8A-980D69FC3E3DEBFB}[NTR LETTER]

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



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

To: DAVID PACK, JR., OCCUPANT, DAVID PACK, JR., 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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DISTRICT CHARLESTON WEST CORP MAP 5 PARCEL 0242 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000676 , located in CHARLESTON WEST CORP District, PT LTS 4-5-6 BK 500 46X76 SOMERSET DRIVE 1005 which was returned delinquent or nonentered in the name of CALVERT AARON CHRISTOPHER & JAMES R , 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 - 37512 .	\$686.37
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-37377 .	\$586.36
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$190.10
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$609.40
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,072.23

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

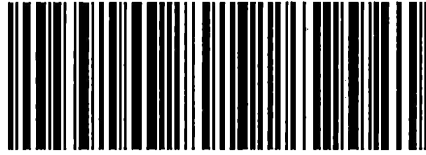
G. Russell Rollyson, Jr.

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3648 84



(2023-C-000676-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

0F871FB1-6DE8-4A8A-980D69FC3E3DEBFB}[NTR LETTER]

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County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2023-C-000676-KANAWHA COUNTY-WVTK LLC)

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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

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



(2023-C-000676-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
1005 SOMERSET DR
CHARLESTON, WV 25302

0F871FB1-6DE8-4A8A-980D69FC3E3DEBFB}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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CHARLESTON, WV 25302

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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

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West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**



Date Produced: 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 6805 19. 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 Ames

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.



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 6815 23. 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-mathia Amet

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*1810 2 Seneca
tr*

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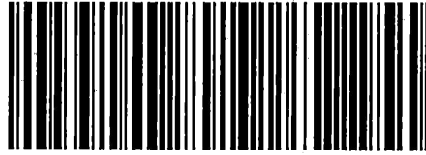
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Customer Reference Number: 2023-C-000676 KANAWHA COUNTY

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Office County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 3648 53



(2023-C-000676-KANAWHA COUNTY-WVTK LLC)

DAVID PACK, JR.
521 1/2 WYOMING ST APT B
CHARLESTON, WV 25302-2031

0F871FB1-6DE8-4A8A-980D69FC3E3DEBFB}[NTR LETTER]

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(2023-C-000676-KANAWHA COUNTY- WVTK LLC)

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Questions, please call 1-888-509-6568**



Date Produced: 11/04/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3648 53. Our records indicate that this item was delivered on 10/28/2024 at 07:12 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	<i>Philip Crist</i>
Printed Name	Philip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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.

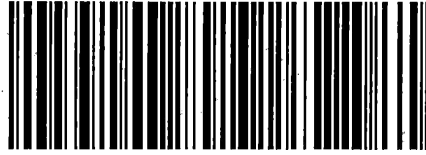
Sincerely,
United States Postal Service

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-000676 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 3648 60



(2023-C-000676-KANAWHA COUNTY-WVTK LLC)

DAVID PACK, JR.
1005 SOMERSET DR
CHARLESTON, WV 25302

[0F871FB1-6DE8-4A8A-980D69FC3E3DEBFB][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-000676-KANAWHA COUNTY-WVTK LLC)

DAVID PACK, JR.
1005 SOMERSET DR
CHARLESTON, WV 25302

To: DAVID PACK, JR., OCCUPANT, DAVID PACK, JR., 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-000676-KANAWHA COUNTY- WVTK LLC)

DAVID PACK, JR.
1005 SOMERSET DR
CHARLESTON, WV 25302

DISTRICT CHARLESTON WEST CORP MAP 5 PARCEL 0242 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000676**, located in CHARLESTON WEST CORP District, PT LTS 4-5-6 BK 500 46X76 SOMERSET DRIVE 1005 which was returned delinquent or nonentered in the name of CALVERT AARON CHRISTOPHER & JAMES R, 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 - 37512 .	\$686.37
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-37377 .	\$586.36
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$190.10
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$609.40
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,072.23

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

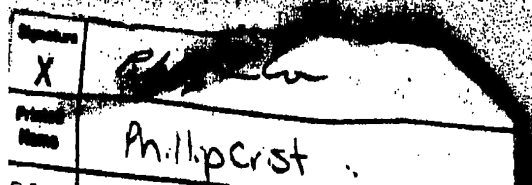


Date Produced: 09/09/2024

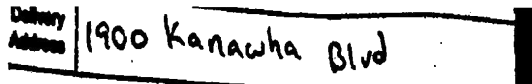
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3648 60. Our records indicate that this item was delivered on 09/06/2024 at 06:13 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-000676 KANAWHA



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 3648 77. 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
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-000676 KANAWHA



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 3648 84. 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	X [Handwritten 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: 2023-C-000676 KANAWHA

CERTIFIED MAIL™

CHARLESTON WV 25301

23 AUG 2024 PM 2 L

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 3648 60

(2023-C-000676-KANAWHA COUNTY-WVTK LLC)

DAVID PACK, JR.
1005 SOMERSET DR
CHARLESTON, WV 25302



US POSTAGE
PITNEY BOWES
ZIP 25305 \$ 008.16⁰
02 4W
0000381984 AUG. 23, 2024

24 SEP 9 PM 12:00

NIXIE

1512 FEB 1

0009/03/24

RETURN TO SENDER
ATTEMPTED TO FORWARD
UNABLE TO

BC: 25305002139

*1771-02406-24-39



ANK

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 3648 53

(2023-C-000676-KANAWHA COUNTY-WYTK LLC)

DAVID PACK, JR.
521 1/2 WYOMING ST APT B
CHARLESTON, WV 25302-2031

CHARLESTON WV 25301
23 OCT 2024PM 2 L



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

OCT 29 24 PM 12:25

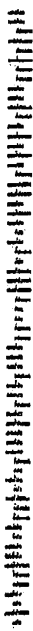
27/29

NIXIE 152 DC 1 0010/07/24

RETURN TO SENDER
NOT DELIVERABLE
UNABLE TO FORWARD

BC: 25305002139 *1771-02505-24-39

2530215801-0021





State of West Virginia
Office of the State Auditor
County Collections Division
State Capitol, Building 1, Suite W-118
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305

RETURN SERVICE
REQUESTED

PRESORTED
FIRST CLASS



US POSTAGE - ATTNEY BOWES
ZIP 25311 \$ 000.59³
02 4PM
0000377388 AUG 26 2024

SEP 11 '24 AM 10:55

(2023-C-000676-KANAWHA COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
1005 SOMERSET DR
CHARLESTON, WV 25302

NIXIE 152 DE 1260 0009/07/24

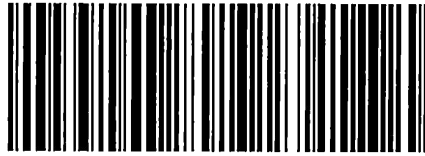
RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 25305000999 *0596-02312-07-20

NS5
CH062766 253002

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 6815 23



(2023-C-000676 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

[0F871FB1-6DE8-4A8A-980D69FC3E3DEBFB][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-000676
DAVID PACK, JR.
521 1/2 WYOMING ST APT B
CHARLESTON, WV 25302-2031

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

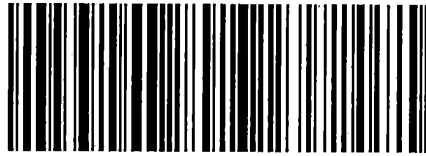
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

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 6805 19



(2023-C-000676 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

0F871FB1-6DE8-4A8A-980D69FC3E3DEBFB}[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-000676
DAVID PACK, JR.
1005 SOMERSET DR
CHARLESTON, WV 25302

Dear Purchaser:

As a purchaser of a tax lien at the Auditor's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable, refused, or non-served, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

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The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, refused, or non-served.

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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: \$135.16

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-000676

County: KANAWHA

Legal Description: PT LTS 4-5-6 BK 500 46X76 SOMERSET DRIVE 1005

Map: 5 Parcel: 0242 0000 0000

Name and address of those to be notified

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

DAVID PACK, JR.
834 LOWER DONNALLY RD
CHARLESTON, WV 25304
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 12:12

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



(2023-C-000676-KANAWHA COUNTY-WVTK LLC)

DAVID PACK, JR. - PERSONAL SERVICE
834 LOWER DONNALLY RD
CHARLESTON, WV 25304

{0F871FB1-6DE8-4A8A-980D69FC3E3DEBFB}[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-000676-KANAWHA COUNTY-WVTK LLC)

DAVID PACK, JR. - PERSONAL SERVICE
834 LOWER DONNALLY RD
CHARLESTON, WV 25304

To: DAVID PACK, JR., OCCUPANT, DAVID PACK, JR., 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-000676-KANAWHA COUNTY- WVTK LLC)

DAVID PACK, JR. - PERSONAL SERVICE
834 LOWER DONNALLY RD
CHARLESTON, WV 25304

DISTRICT CHARLESTON WEST CORP MAP 5 PARCEL 0242 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000676**, located in CHARLESTON WEST CORP District, PT LTS 4-5-6 BK 500 46X76 SOMERSET DRIVE 1005 which was returned delinquent or nonentered in the name of CALVERT AARON CHRISTOPHER & JAMES R, 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 June 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 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 - 37512 .	\$710.24
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 2023-37377 .	\$607.19
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$192.30
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$631.85
Additional Statutory Fees with Interest.	\$137.86
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,279.44

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

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

Given under my hand March 27, 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-676

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **David Pack Jr, 834 Lower Donnally Rd, Charleston, WV 25304.**

I, Samantha Bailey, being duly sworn, depose and say that on the **1st day of May, 2025 at 6:13 pm, I:**

INDIVIDUALLY/PERSONALLY served by delivering a true copy of the **CERTIFICATE OF SALE NOTICE** to: **David Pack Jr** at the address of: **834 Lower Donnally Rd, Charleston, WV 25304**, in compliance with state statutes.

Description of Person Served: Age: 65, Sex: M, Race/Skin Color: White, Height: 5'9", Weight: 225, Hair: Gray, Glasses: ?

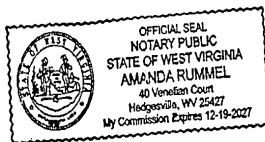
Any and all physical description details are approximations.

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 19 day
of May, 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-2025003524

NOTED: 2/2/2025

