

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 \$5,000.00, 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-000870	WALLS LISA & AZEL BRENT

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-000870	PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND AVE 312	Charleston West Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$5,000.00.

Witness the following signature:

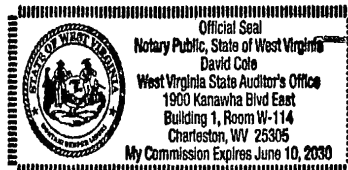
*Christal G. Perry*

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 Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

Kanawha County  
Vera J McCormick, Clerk  
Instrument 4137371  
10/01/2025 @ 08:15:26 AM  
TAX DEED  
Book 3346-50 Page 1  
Pages Recorded 84  
Recording Cost \$  
Transfer Tax \$  
138.00  
27.50

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000870

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 25 0280 0000 0000 ACCOUNT # 06593778

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000043138	WALLS LISA & AZEL BRENT 312 MARYLAND AVE CHARLESTON	PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND AVE 312 WV 25302

DELINQUENT TAXES	330.18
INTEREST	24.77
PUBLICATIONS & NOTICES	75.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2023 0000042831	358.55

TOTAL	803.50
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GIVEN UNDER MY HAND THIS DATE 10/31/2023.

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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-000870**

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 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND AVE 312

**District:** CHARLESTON WEST CORP      **Map:** 25      **Parcel:** 0280 0000 0000

**Taxpayer:**

WALLS LISA & AZEL BRENT  
312 MARYLAND AVE  
CHARLESTON, WV 25302

Delinquent Taxes: 2022 - 43138	\$444.95
Interest on Delinquent Taxes	\$26.70
Subsequent Taxes: 2023-42831	\$375.99
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$65.23
Courthouse Facility Improvement Fund	\$10.00
<b>Amount of Bid</b>	<b>\$5,000.00</b>
<b>Amount Due</b>	<b>\$978.42</b>
<b>Surplus</b>	<b>\$4,021.58</b>

**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.

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

Total Cost: \$384.29

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-000870

County: KANAWHA COUNTY

Legal Description: PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND AVE 312

Map: 25 Parcel: 0280 0000 0000

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**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AZEL WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109  
USA

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LISA WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109  
USA

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE SANITARY BOARD  
208 26TH ST W  
CHARLESTON, WV 25387-1818  
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUSTIN LONG  
416 ABBY DR  
CHARLESTON, WV 25314-2423  
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF CHARLESTON  
OFFICE OF THE CITY COLLECTION  
915 QUARRIER ST  
CHARLESTON, WV 25301-2622  
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUSTIN LONG  
400 D ST UNIT 8600  
S CHARLESTON, WV 25303-5029  
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUSTIN LONG  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109  
USA

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OCCUPANT  
312 MARYLAND AVE  
CHARLESTON, WV 25302  
USA

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Certified Mail 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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: WALLS LISA & AZEL BRENT

PT LTS 12-13 BK 21 JB WALKER ADN 30X78 MARYLAND AVE 312  
CHARLESTON WEST CORP District  
Kanawha County, West Virginia

Certificate No. 2023-C-000870 CIN CTS-20-2023-870

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



906 8 24 PM 12:05

[illegible]

**Name(s)** WALLS LISA & AZEL BRENT

**TITLE WORK CODE: CTS-20-2023-870**  
**PUT ON ALL ADDITIONAL PAGES**








LANDBOOK 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: FERNETT BRUCE A Book/Page: 2435/ 0658  
Tax Class: 2

## TRANSFERS

**GRANTEE**

DEED  
2435/658

**liens**

AZEL BRENT WALLS			 
LISA WALLS			

**Azel Hisa Walls**  
BOTH NAMES  
312 MARYLAND AVE  
CHARLESTON WV 25302

20-DEED-3009-1

① Judgement  
City of Chas  
The Sanitary Board

② ~~potential tax deeds~~  
③ ~~soon to determine~~  
tax deed to  
Austin Long

Austin Long  
4116 Abby Dr  
Chas 25314

350/684

3169/192-No

3109/179 - yes

5/13/2023

" " TO 9647/981  
 " " TO 9647/245

CTS-20-2023-870

21e Austin Long

OC

DT

liens

etc

①

①

City of Chas  
City Collectors Office

J367/387

Austin Long  
400 D St Unit 8000  
So Chas 25303

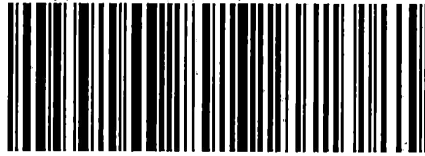
Austin Long  
tax address

Stop 7/8/29/2024 4:25pm

2024-07-29

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 3702 67



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE  
STOP 2850F  
FLORENCE, KY 41042

[0B95FFE2-1192-4E0F-BD159665C75870EF][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-000870-KANAWHA COUNTY-WVTK LLC)

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

To: AZEL WALLS, LISA WALLS, THE SANITARY BOARD, AUSTIN LONG, CITY OF CHARLESTON, AUSTIN LONG, AUSTIN LONG, 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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1900 Kanawha Boulevard East  
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7940 KENTUCKY DRIVE  
STOP 2850F  
FLORENCE, KY 41042

**DISTRICT CHARLESTON WEST CORP MAP 25 PARCEL 0280 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000870** , located in CHARLESTON WEST CORP District, PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND A which was returned delinquent or nonentered in the name of WALLS LISA & AZEL BRENT , 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 - 43138 .	\$511.69
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 2023-42831 .	\$408.65
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.	\$948.50
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,079.34</b>

**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

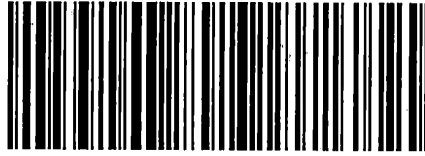
*G. Russell Rollyson, Jr.*

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  
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 3702 74



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

[0B95FFE2-1192-4E0F-BD159665C75870EF][NTR LETTER]

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(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

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PO BOX 229  
CHARLESTON, WV 25321

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(2023-C-000870-KANAWHA COUNTY- WVTK LLC)

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CHARLESTON, WV 25321

**DISTRICT CHARLESTON WEST CORP MAP 25 PARCEL 0280 0000 0000**

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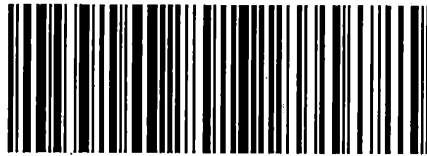
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Office County Collections Division  
1900 Kanawha Boulevard East  
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 3743 33



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)  
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS  
1001 VIRGINIA STREET EAST  
CHARLESTON, WV 25301

0B95FFE2-1192-4E0F-BD159665C75870EF}[NTR LETTER]

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Charleston, West Virginia 25305



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

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1001 VIRGINIA STREET EAST  
CHARLESTON, WV 25301

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County Collections Division  
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Charleston, West Virginia 25305



(2023-C-000870-KANAWHA COUNTY- WVTK LLC)

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CHARLESTON, WV 25301

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



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL  
312 MARYLAND AVE  
CHARLESTON, WV 25302

[0B95FFE2-1192-4E0F-BD159665C75870EF][NTR LETTER]

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County Collections Division  
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Charleston, West Virginia 25305



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

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1900 Kanawha Boulevard East  
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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 2023-42831 .	\$408.65
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.	\$948.50
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,079.34</b>

**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: 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 6829 64. 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 :

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

A second handwritten signature in black ink, also appearing to read "Jonathan Amato".

Address of Recipient :

A handwritten address in black ink, reading "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

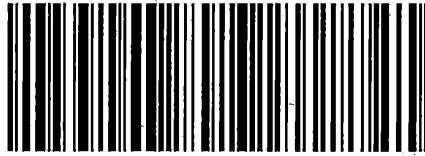
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000870 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 3700 07

---



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

AZEL WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

0B95FFE2-1192-4E0F-BD159665C75870EF}[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-000870-KANAWHA COUNTY-WVTK LLC)

AZEL WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

To: AZEL WALLS, LISA WALLS, THE SANITARY BOARD, AUSTIN LONG, CITY OF CHARLESTON, AUSTIN LONG, AUSTIN LONG, 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-000870-KANAWHA COUNTY- WVTK LLC)

AZEL WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

**DISTRICT CHARLESTON WEST CORP MAP 25 PARCEL 0280 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000870**, located in CHARLESTON WEST CORP District, PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND A which was returned delinquent or nonentered in the name of WALLS LISA & AZEL BRENT, 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:

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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.	\$948.50
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,079.34</b>

**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



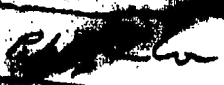
UNITED STATES  
POSTAL SERVICE

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 3700 07. 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 :

Signature	
Printed Name	Phillip 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.

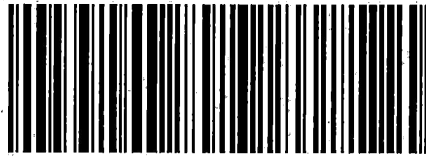
Sincerely,  
United States Postal Service

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-000870 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 3700 14



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

LISA WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

0B95FFE2-1192-4E0F-BD159665C75870EF}[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-000870-KANAWHA COUNTY-WVTK LLC)

LISA WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

To: AZEL WALLS, LISA WALLS, THE SANITARY BOARD, AUSTIN LONG, CITY OF CHARLESTON, AUSTIN LONG, AUSTIN LONG, 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-000870-KANAWHA COUNTY- WVTK LLC)

LISA WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

**DISTRICT CHARLESTON WEST CORP MAP 25 PARCEL 0280 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000870**, located in CHARLESTON WEST CORP District, PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND A which was returned delinquent or nonentered in the name of WALLS LISA & AZEL BRENT, 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:

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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.	\$948.50
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,079.34</b>

**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 3700 14. 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 :

Signature	
Printed Name	Phillip Crist

Address of Recipient :

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

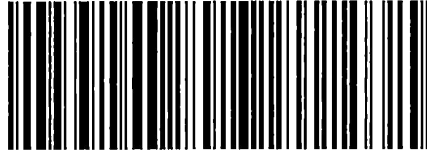
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

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.

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 3700 52



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

AUSTIN LONG  
400 D ST UNIT 8600  
S CHARLESTON, WV 25303-5029

[0B95FFE2-1192-4E0F-BD159665C75870EF][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-000870-KANAWHA COUNTY-WVTK LLC)

AUSTIN LONG  
400 D ST UNIT 8600  
S CHARLESTON, WV 25303-5029

To: AZEL WALLS, LISA WALLS, THE SANITARY BOARD, AUSTIN LONG, CITY OF CHARLESTON, AUSTIN LONG, AUSTIN LONG, 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-000870-KANAWHA COUNTY- WVTK LLC)

AUSTIN LONG  
400 D ST UNIT 8600  
S CHARLESTON, WV 25303-5029

**DISTRICT CHARLESTON WEST CORP MAP 25 PARCEL 0280 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000870**, located in CHARLESTON WEST CORP District, PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND A which was returned delinquent or nonentered in the name of WALLS LISA & AZEL BRENT, 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:

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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.	\$948.50
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Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,079.34</b>

**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

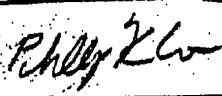


Date Produced: 10/07/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3700 52. Our records indicate that this item was delivered on 09/30/2024 at 06:07 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
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-000870 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 6826 81. 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 Amet*

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-000870 KANAWHA COUNTY



UNITED STATES  
POSTAL SERVICE

Date Produced: 07/28/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7879 97. Our records indicate that this item was delivered on 07/21/2025 at 01:04 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

*John Howard*  
*John Howard*

Address of Recipient :

*18102 Seneca*  
*WV*

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-000870 KANAWHA COUNTY



UNITED STATES  
POSTAL SERVICE

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 3743 33. 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-000870 KANAWHA



UNITED STATES  
POSTAL SERVICE

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 3702 67. 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-000870 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 3702 74. 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.

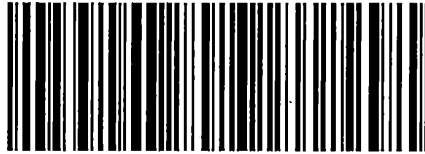
Sincerely,  
United States Postal Service

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Customer Reference Number: 2023-C-000870 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 3700 45



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

CITY OF CHARLESTON  
OFFICE OF THE CITY COLLECTION  
915 QUARRIER ST  
CHARLESTON, WV 25301-2622

[0B95FFE2-1192-4E0F-BD159665C75870EF][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-000870-KANAWHA COUNTY-WVTK LLC)

CITY OF CHARLESTON  
OFFICE OF THE CITY COLLECTION  
915 QUARRIER ST  
CHARLESTON, WV 25301-2622

To: AZEL WALLS, LISA WALLS, THE SANITARY BOARD, AUSTIN LONG, CITY OF CHARLESTON, AUSTIN LONG, AUSTIN LONG, 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-000870-KANAWHA COUNTY- WVTK LLC)

CITY OF CHARLESTON  
OFFICE OF THE CITY COLLECTION  
915 QUARRIER ST  
CHARLESTON, WV 25301-2622

**DISTRICT CHARLESTON WEST CORP MAP 25 PARCEL 0280 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000870**, located in CHARLESTON WEST CORP District, PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND A which was returned delinquent or nonentered in the name of WALLS LISA & AZEL BRENT, 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:

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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

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 3700 45. Our records indicate that this item was delivered on 08/26/2024 at 10:35 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Don H. Bunker*  
*Don H. Bunker*

Address of Recipient :

*915 Quarrier*  
*922 St*

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.

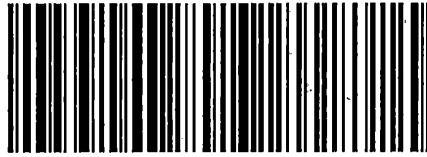
Sincerely,  
United States Postal Service

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-000870 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 3700 38



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

AUSTIN LONG  
416 ABBY DR  
CHARLESTON, WV 25314-2423

0B95FFE2-1192-4E0F-BD159665C75870EF}[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-000870-KANAWHA COUNTY-WVTK LLC)

AUSTIN LONG  
416 ABBY DR  
CHARLESTON, WV 25314-2423

To: AZEL WALLS, LISA WALLS, THE SANITARY BOARD, AUSTIN LONG, CITY OF CHARLESTON, AUSTIN LONG, AUSTIN LONG, 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-000870-KANAWHA COUNTY- WVTK LLC)

AUSTIN LONG  
416 ABBY DR  
CHARLESTON, WV 25314-2423

**DISTRICT CHARLESTON WEST CORP MAP 25 PARCEL 0280 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000870**, located in CHARLESTON WEST CORP District, PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND A which was returned delinquent or nonentered in the name of WALLS LISA & AZEL BRENT, 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 - 43138 .	\$511.69
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 2023-42831 .	\$408.65
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.	\$948.50
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,079.34</b>

**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 3700 38. Our records indicate that this item was delivered on 08/26/2024 at 03:35 p.m. in CHARLESTON, WV 25314. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

Address of Recipient :

**416 ABBY DR, CHARLESTON,  
WV 25314**

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.

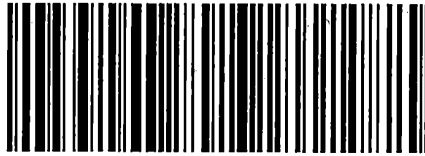
Sincerely,  
United States Postal Service

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-000870 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 3700 21



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

THE SANITARY BOARD  
208 26TH ST W  
CHARLESTON, WV 25387-1818

[0B95FFE2-1192-4E0F-BD159665C75870EF][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-000870-KANAWHA COUNTY-WVTK LLC)

THE SANITARTY BOARD  
208 26TH ST W  
CHARLESTON, WV 25387-1818

To: AZEL WALLS, LISA WALLS, THE SANITARTY BOARD, AUSTIN LONG, CITY OF CHARLESTON, AUSTIN LONG, AUSTIN LONG, 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-000870-KANAWHA COUNTY- WVTK LLC)

THE SANITARY BOARD  
208 26TH ST W  
CHARLESTON, WV 25387-1818

**DISTRICT CHARLESTON WEST CORP MAP 25 PARCEL 0280 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000870**, located in CHARLESTON WEST CORP District, PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND A which was returned delinquent or nonentered in the name of WALLS LISA & AZEL BRENT, 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 - 43138 .	\$511.69
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 2023-42831 .	\$408.65
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.	\$948.50
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,079.34</b>

**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

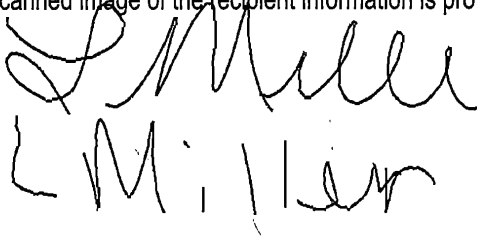


Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3700 21. Our records indicate that this item was delivered on 08/26/2024 at 11:40 a.m. in CHARLESTON, WV 25387. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "L. Miller".

Address of Recipient :

208 26TH ST W,  
CHARLESTON, WV 25387

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-000870 KANAWHA

CERTIFIED MAIL™

CHARLESTON WV 25302-2109

23 SEP 2024 PM 1 L

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 3700 07

(2023-C-000870-KANAWHA COUNTY-WVTK.LLC)

AZEL WALLS

312 MARYLAND AVE

CHARLESTON, WV 25302-2109

9 SEP '24 AM 11:56



US POSTAGE  
PAID BY ADDRESSEE  
ZIP 25305 \$008.16<sup>0</sup>  
02 4W  
0000381984 AUG. 23, 2024

NEXIE

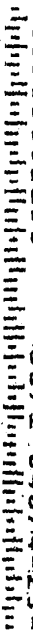
152 DE 1

0009/03/24

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 25305002139

\*0671-04074-23-139



25302-2109  
25305-00021



**CERTIFIED MAIL™**

USPS CERTIFIED MAIL



9414 8091 0924 9001 3700 52

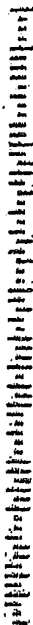
West Virginia State Auditor's  
Office County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

(2023-C-000870-KANAWHA COUNTY-WVTK LLC)  
AUSTIN LONG  
400 D ST UNIT 8600  
S CHARLESTON, WV 25303-5029

UNA  
RET

NIXIE

BC: 25305002139



\*0671-04711-23-39

RETURN TO SENDER  
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152 DE 1 0009/24/24

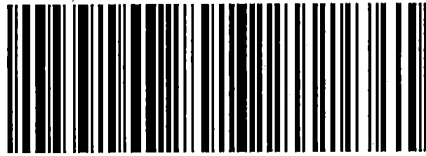
1 OCT 24 AM 11:50



US POSTAGE  
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02 4W  
0000381984 AUG. 23, 2024

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 3700 69



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

AUSTIN LONG  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

[0B95FFE2-1192-4E0F-BD159665C75870EF][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-000870-KANAWHA COUNTY-WVTK LLC)

AUSTIN LONG  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

To: AZEL WALLS, LISA WALLS, THE SANITARY BOARD, AUSTIN LONG, CITY OF CHARLESTON, AUSTIN LONG, AUSTIN LONG, 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-000870-KANAWHA COUNTY- WVTK LLC)

AUSTIN LONG  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

**DISTRICT CHARLESTON WEST CORP MAP 25 PARCEL 0280 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000870**, located in CHARLESTON WEST CORP District, PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND A which was returned delinquent or nonentered in the name of WALLS LISA & AZEL BRENT, 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:

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> -cashier check, money order, certified or personal check.	<b>\$2,079.34</b>

**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™**

CHARLESTON WV 25301

2024PM 2 L



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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3700 69

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

(2023-C-000870-KANAWHA COUNTY-WVTK LLC)  
AUSTIN LONG  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

SEP 18 24 10:24

NIXIE

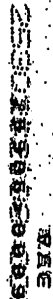
152 CE 1

0209/03/24

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

MANUAL PROC REQ

\*1771-03924-24-45



**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-000870-KANAWHA COUNTY-WVTK LLC)  
LISA WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

USPS CERTIFIED MAIL



9414 8091 0924 9001 3700 14

CHARLESTON WV 25301  
SEP 23 2024 PM 2 L



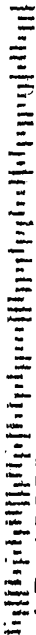
US POSTAGE  
ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 AUG. 23, 2024

SEP 24 AM 11:56

SEP 23 2024 DE 1 0009/03/24

RETURN TO SENDER  
UNABLE TO FORWARD

BC: 25305002139 \*1771-03557-24-45



9414 8091 0924 9001 3700 14

SEP 23 2024 PM 2 L  
VAC

VAC

**NOTICE TO REDEEM**

**CERT NO. 2023-C-000870  
KANAWHA COUNTY - WVTK LLC**

To: AZEL WALLS, LISA WALLS, THE SANITARY BOARD, AUSTIN LONG, CITY OF CHARLESTON, AUSTIN LONG, AUSTIN LONG, 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 CHARLESTON WEST CORP  
MAP 25 PARCEL 0280 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, Certification No. 2023-C-000870 located in CHARLESTON WEST CORP DISTRICT; PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND A which was returned delinquent or nonentered in the name of WALLS LISA & AZEL BRENT 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 2022-43138 \$511.69

Back tax tickets, with interest, and charges due on the date of the certification for ticket number \$0.00

Subsequent of taxes paid on the property, with interest to for tax year 2023-42831 \$408.65

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 \$948.50

Additional Statutory Fees with Interest \$0.00

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$2079.34

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

LC-180346  
08-30/09-06,13;2024

Ad Number 180346

Kan

23-C-870

**Affidavit of Legal Publication and Posting**

**STATE OF WEST VIRGINIA**

**COUNTY OF Kanawha, TO-WIT**

I Janice Alston, 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

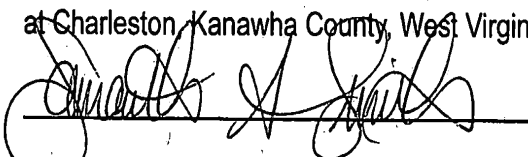
as aforesaid was \$ 260.72

Commencing On: 08/30/2024

Ending On: 09/13/2024

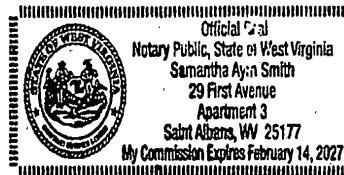
Given under my hand this day 09/13/2024

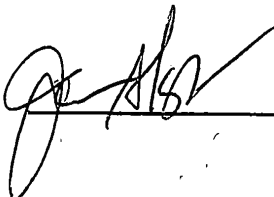
Sworn to and subscribed before me 09/13/2024  
at Charleston Kanawha County, West Virginia



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

MY COMMISSION EXPIRES: 2/14/2027





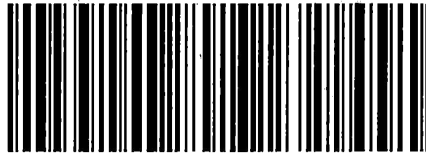
ENTERED

SEP 18 '24 AM 10:36



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 6826 81



(2023-C-000870 - KANAWHA COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

0B95FFE2-1192-4E0F-BD159665C75870EF][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-000870  
AZEL WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109

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 7879 97



(2023-C-000870 - KANAWHA COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

[0B95FFE2-1192-4E0F-BD159665C75870EF][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  
07/18/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000870  
AZEL WALLS  
312 MARYLAND AVE  
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.

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**

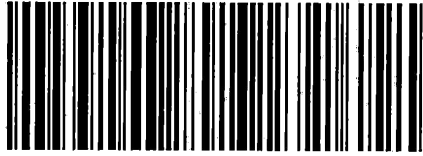
**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a  
PO Box by Personal Service\*\***

**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 6829 64



(2023-C-000870 - KANAWHA COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

0B95FFE2-1192-4E0F-BD159665C75870EF}[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-000870  
**LISA WALLS**  
**312 MARYLAND AVE**  
**CHARLESTON, WV 25302-2109**

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.**

**Supplemental Notice to Redeem Form**

Total Cost: \$262.32

Billing Name / Organization: WVTk LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-000870

County: KANAWHA

Legal Description: PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND AVE 312

Map: 25 Parcel: 0280 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"/>

AZEL WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302  
USA

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

LISA WALLS  
102 DEER CREEK DR  
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 12:12

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



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

AZEL WALLS - PERSONAL SERVICE  
312 MARYLAND AVE  
CHARLESTON, WV 25302

{0B95FFE2-1192-4E0F-BD159665C75870EF}[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-000870-KANAWHA COUNTY-WVTK LLC)

AZEL WALLS - PERSONAL SERVICE  
312 MARYLAND AVE  
CHARLESTON, WV 25302

To: AZEL WALLS, LISA WALLS, THE SANITARY BOARD, AUSTIN LONG, CITY OF CHARLESTON, AUSTIN LONG, AUSTIN LONG, 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-000870-KANAWHA COUNTY- WVTK LLC)

AZEL WALLS - PERSONAL SERVICE  
312 MARYLAND AVE  
CHARLESTON, WV 25302

**DISTRICT CHARLESTON WEST CORP MAP 25 PARCEL 0280 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000870** , located in CHARLESTON WEST CORP District, PT-LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND A which was returned delinquent or nonentered in the name of WALLS LISA & AZEL BRENT , 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 - 43138 .	\$529.49
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 2023-42831 .	\$423.16
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$983.88
Additional Statutory Fees with Interest.	\$267.57
Total Amount Due and Payable to <b>WV State Auditor</b> -cashier check, money order, certified or personal check.	<b>\$2,416.80</b>

**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-870

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Azel Walls, 312 Maryland Ave, Charleston, WV 25302.**

I, Samantha Bailey, being duly sworn, depose and say that on the **30th day of April, 2025 at 11:59 am**, I:

**POSTED** by attaching a true copy of the **CERTIFICATE OF SALE NOTICE** to a conspicuous place on the property of the within named person's **LAST KNOWN DWELLING PLACE OR LAST KNOWN USUAL PLACE OF ABODE** at the address of: **312 Maryland Ave, Charleston, WV 25302.**

**Additional Information pertaining to this Service:**

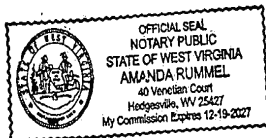
4/30/2025 11:59 am Attempted 312 Maryland Ave, Charleston, WV 25302. Subject does not live at address per current resident. Documents posted.

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 12 day  
of May, 25 by the affiant who is  
personally known to me.

Amanda Rumel  
NOTARY PUBLIC  
My Commission Expires: 12/9/27



Samantha Bailey

Samantha Bailey  
Process Server

FALCON EXPRESS SERVICES, LLC  
(843) 577-9696

Our Job Serial Number: FES-2025003534

25:01:46 02.0000



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



(2023-C-000870-KANAWHA COUNTY-WVTK LLC)

LISA WALLS - PERSONAL SERVICE  
102 DEER CREEK DR  
SAINT ALBANS, WV 25177

{0B95FFE2-1192-4E0F-BD159665C75870EF}[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-000870-KANAWHA COUNTY-WVTK LLC)

LISA WALLS - PERSONAL SERVICE  
102 DEER CREEK DR  
SAINT ALBANS, WV 25177

To: AZEL WALLS, LISA WALLS, THE SANITARY BOARD, AUSTIN LONG, CITY OF CHARLESTON, AUSTIN LONG, AUSTIN LONG, 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-000870-KANAWHA COUNTY- WVTK LLC)

LISA WALLS - PERSONAL SERVICE  
102 DEER CREEK DR  
SAINT ALBANS, WV 25177

**DISTRICT CHARLESTON WEST CORP MAP 25 PARCEL 0280 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000870 , located in CHARLESTON WEST CORP District, PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND A which was returned delinquent or nonentered in the name of WALLS LISA & AZEL BRENT , 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:

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Additional taxes with interest.	\$0.00
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**You may redeem at any time before May 31, 2025 by paying the above total less any unearned interest.**

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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-870

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Lisa Walls, 102 Deer Creek Dr, Saint Albans, WV 25177.

I, Samantha Bailey, being duly sworn, depose and say that on the 30th day of April, 2025 at 5:29 pm, I:

INDIVIDUALLY/PERSONALLY served by delivering a true copy of the CERTIFICATE OF SALE NOTICE to: Lisa Walls at the address of: 102 Deer Creek Dr, Saint Albans, WV 25177, in compliance with state statutes.

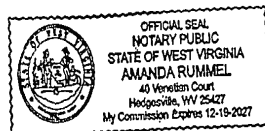
Description of Person Served: Age: 55, Sex: F, Race/Skin Color: White, Height: 5'4", Weight: 150, Hair: Brown, Glasses: ?

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 26 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-2025003465

05:01 PM 07:02 AM



WVTK LLC  
18102 Seneca Trail  
Marlinton, WV 24954

Local 3043894951  
Toll Free  
Fax 8155502328  
URL

07/20/25

---

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:  
KANAWHA COUNTY 2023-C-870 / AZEL WALLS  
Notice by publications has been requested.

Thanks,

JUL 25 2025 PM 2:50

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

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**RE: KANAWHA COUNTY 2023-C-870**

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: AZEL WALLS (shown on auditors site, row )**

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-870, delinquent in the name of WALLS LISA & AZEL BRENT. Described as PT LTS 12-13 BK 21 J B WALKER ADN 30X78 MARYLAND AVE 312

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: AUSTIN LONG, AZEL WALLS, CITY OF CHARLESTON, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, LISA WALLS, OCCUPANT, THE SANITARTY BOARD, WV STATE TAX DEPARTMENT

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

AZEL WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109  
by Certified mail, by publication

LISA WALLS  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109  
by Certified mail, by publication

THE SANITARTY BOARD  
208 26TH ST W  
CHARLESTON, WV 25387-1818  
by Certified mail, by publication

AUSTIN LONG  
416 ABBY DR  
CHARLESTON, WV 25314-2423  
by Certified mail, by publication

JUL 25 2025 12:50

CITY OF CHARLESTON  
OFFICE OF THE CITY COLLECTION  
915 QUARRIER ST  
CHARLESTON, WV 25301-2622  
by Certified mail, by publication

AUSTIN LONG  
400 D ST UNIT 8600  
S CHARLESTON, WV 25303-5029

by Certified mail, by publication

AUSTIN LONG  
312 MARYLAND AVE  
CHARLESTON, WV 25302-2109  
by Certified mail, by publication

Occupant  
312 MARYLAND AVE  
Charleston, WV 25302  
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: AZEL WALLS (shown on auditors site, NTR ID 10079/1)

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon AZEL WALLS. 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 AZEL WALLS be served at 312

MARYLAND AVE , CHARLESTON, WV 25302 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: LISA WALLS (shown on auditors site, NTR ID 10079/2)

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon LISA WALLS. 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 LISA WALLS be served at 102 DEER CREEK DR , 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.

JUL 25 2025 2:50

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

JUL 25 2025 PM 2:50