This deed made this 18th 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 \$1,507.80, 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-001574	WHAPLES RONALD L	-

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

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

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

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-001574	3/4A SURF MEANS TRACT NEAR DAVIS CREEK	Loudon District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,507.80.

Witness the following signature:

Christal & 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 18th day of August, 2025, has acknowledge they same before me in said County.

Given under my hand this 18th day of August, 2025. My commission expires June 10, 2030,

Motory Public, State of West Virginia Burling Hotory Public, State of West Virginia David Cole 1900 Kanawina Bivd East Building 1, Room W-114 Charleston, W 25305 My Commission Expires June 10, 2030

David Cole Notary Public

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

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.36292 08:21:26 AM CERTIFICATE OF CERTIFICATION NO: 2023-C- 001574

KANAWHA COUNTY 19 LOUDON 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 19 8D 0040 0000 0000 ACCOUNT # 06870424

YR TICKET PERSON CHARGED WITH TAXES DESCRIPTION

2022 0000090533 WHAPLES RONALD L 3/4A SURF MEANS TRACT NEAR DAVIS CREEK

156 HARMON RD

CHARLESTON WV 25314

DELINQUENT TAXES 568.42 INTEREST 42.63 PUBLICATIONS & NOTICES 55.00 CERT PUBLICATION 15.00 SUBSEQUENT TAXES AMOUNT 2023 0000090366 588.20

TOTAL 1269.25

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-001574

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:

3/4A SURF MEANS TRACT NEAR DAVIS CREEK

District:

LOUDON

Map: 8

Parcel:

0040 0000 0000

Taxpayer:

WHAPLES RONALD L 156 HARMON RD CHARLESTON, WV 25314

Delinquent Taxes: 2022 - 90533		\$681.05
Interest on Delinquent Taxes		\$40.86
Subsequent Taxes: 2023-90366		\$616.70
Back Taxes:		\$0.00
Certification Fee		\$25.25
Publication Fee		\$30.30
Auditor's Fee		\$103.64
Courthouse Facility Improvement Fund		\$10.00
	Amount of Bid	\$1,507.80
	Amount Due	\$1,507.80
	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.

(CDE7FB91-24E0-4D78-AED38498E3FC9A46)(APPROVAL LETTER)

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: \$335.65

Billing Name / Org	anization: WVTK LLC						
Address: 18102 St	Address: 18102 SENECA TRAIL						
City / State / Zip:	MARLINTON, WV 24954						
Phone: 304-389-4	951 Alt. Phone:		•				
Certification / Cert	ificate Number: 2023-C-0	001574					
County: KANAWH	A COUNTY						
Legal Description:	3/4A SURF MEANS TRAC	T NEAR DAV	IS CREEK				
Map: 8D Parcel: (0040 0000 0000						
Name and address	s of those to be notified						
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail	
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Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail	
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TIZIANA LONGERBEAM 452 8TH ST APT F SAINT ALBANS, WV 25177-2979 USA							
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail	
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TIZIANA LONGERBEAM 420 C ST SAINT ALBANS, WV 25177-2739 USA							

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant ☑	Foreign Mail
OCCUPANT 156 HARMON RD CHARLESTON, WV USA	•	·				
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
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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
☑		Ø				
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: WHAPLES RONALD L

3/4A SURF MEANS TRACT NEAR DAVIS CREEK LOUDON District Kanawha County, West Virginia

Certificate No. 2023-C-001574 CIN CTS-20-2023-1574

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



TITLE WORKSHEET



KANAWHA County - 20

Name(s) WHAPLES RONALD L
LOUDON Dist (19) Map 008D Parcel 0040 Sub 0000SPLIT0000
Description 3/4A SURF MEANS TRACT NEAR DAVIS CREEK

TITLE WORK CODE: CTS-20-2023-1574
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012: WHAPLES RONALD L Book/Page: W783/0831 Tax Class

LANDBOOK 2021: WHAPLES RONALD L Book/Page: W783 / 0831 Tax Class: 2

Assessment date: 7/1/2021 Delino	uent Tax Year: 2022			·
TRANSFERS	GRANTOR		GR	ANTEE
03/19/2008 HO	ME R WHAPLES	WILL 783/831	RONALD L WHAPL	ES
02/24/1997 SAN	IDRA RIFFE	DEED 2412/648	HOMER R WHAPLE	S
Adverse Item Table	OC/FT			liens
RONALD L WHAPLES	0			
HOMI R R WHAPLES				
REFERENCE ITEMS				
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RONALD L WHADES 920 CHURCHTLL CIRCLE CHARLESTON, WV 25314	20-WILL-783-831			•
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USPS CERTIFIED MAIL



9414 8091 0924 9001 3695 20



(2023-C-001574-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042



(2023-C-001574-KANAWHA COUNTY-WVTK LLC)

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

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



(2023-C-001574-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT LOUDON MAP 8D PARCEL 0040 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-001574 , located in LOUDON District, 3/4A SURF MEANS TRACT NEAR DAVIS CREEK which was returned delinquent or nonentered in the name of WHAPLES RONALD L , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

You may redeem at any time before January 31, 2025 by paying the above total less any unearned interest.	
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,554.52
Additional Statutory Fees with Interest.	\$0.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$897.43
Auditor's Certification, Publication, and Redemption fee plus interest.	\$203.59
Additional taxes with interest.	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-90366.	\$670.29
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 90533.	\$783.21

Given under my hand August 22, 2024



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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3695 37



(2023-C-001574-KANAWHA COUNTY-WVTK LLC) WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321



(2023-C-001574-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321

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(2023-C-001574-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321

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Given under my hand August 22, 2024



G. Russell Rollyson Jr.

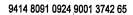
Deputy Commissioner of Delinquent and

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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

USPS CERTIFIED MAIL







(2023-C-001574-KANAWHA COUNTY-WVTK LLC) CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS 1001 VIRGINIA STREET EAST CHARLESTON, WV 25301



(2023-C-001574-KANAWHA COUNTY-WVTK LLC)

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

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(2023-C-001574-KANAWHA COUNTY- WVTK LLC)

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

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G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.

Deputy Commissioner of Delinquent and

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Questions, please call 1-888-509-6568



(2023-C-001574-KANAWHA COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
156 HARMON RD
CHARLESTON, WV 25314



(2023-C-001574-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL 156 HARMON RD CHARLESTON, WV 25314

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



(2023-C-001574-KANAWHA COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL 156 HARMON RD CHARLESTON, WV 25314

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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 3742 65. 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:

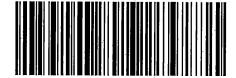
Address of Recipient:

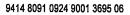
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely, United States Postal Service

USPS CERTIFIED MAIL





(2023-C-001574-KANAWHA COUNTY-WVTK LLC) TIZIANA LONGERBEAM 452 8TH ST APT F

SAINT ALBANS, WV 25177-2979



(2023-C-001574-KANAWHA COUNTY-WVTK LLC)

TIZIANA LONGERBEAM 452 8TH ST APT F SAINT ALBANS, WV 25177-2979

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



(2023-C-001574-KANAWHA COUNTY- WVTK LLC)

TIZIANA LONGERBEAM 452 8TH ST APT F SAINT ALBANS, WV 25177-2979

DISTRICT LOUDON MAP 8D PARCEL 0040 0000 0000

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Given under my hand August 22, 2024



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: 09/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3695 06. Our records indicate that this item was delivered on 09/16/2024 at 10:00 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient:

x Rhey ZCu Philipcrst

Address of Recipient:

1900 Kanawha Blud

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



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 88. 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:

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J-natha Amet

Address of Recipient:

18102 Seneig

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



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 6793 22. 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:

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Address of Recipient:

18102 Seneig

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



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 6799 57. 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:

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Address of Recipient:

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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



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 3695 37. 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:

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Elizabeth Agers

Address of Recipient:

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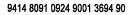
Address WV TAX

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

USPS CERTIFIED MAIL







(2023-C-001574-KANAWHA COUNTY-WVTK LLC) TIZIANA LONGERBEAM

156 HARMON RD CHARLESTON, WV 25314-2559



(2023-C-001574-KANAWHA COUNTY-WVTK LLC)

TIZIANA LONGERBEAM 156 HARMON RD CHARLESTON, WV 25314-2559

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



(2023-C-001574-KANAWHA COUNTY- WVTK LLC)

TIZIANA LONGERBEAM 156 HARMON RD CHARLESTON, WV 25314-2559

DISTRICT LOUDON MAP 8D PARCEL 0040 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-001574 , located in LOUDON District, 3/4A SURF MEANS TRACT NEAR DAVIS CREEK which was returned delinquent or nonentered in the name of WHAPLES RONALD L , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 90533.	\$783.21
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 2023-90366.	\$670.29
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$203.59
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$897.43
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,554.52
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

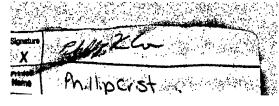


Date Produced: 10/14/2024

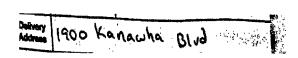
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3694 90. Our records indicate that this item was delivered on 10/09/2024 at 06:00 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



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 3695 20. 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:

DANTW STAR

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



State of 測距針 預订項iria 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



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OCCUPANT - REGULAR MAIL (2023-C-001574-KANAWHA COUNTY-WVTK LLC)

156 HARMON RD CHARLESTON, WV 25314

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

TIZIANA LONGERBEAM 452 8TH ST APT F

SAINT ALBANS, WV 25177-2979

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USPS CERTIFIED MAIL

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(2023-C-001574-KANAWHA COUNTY-WVTK LLC) TIZIANA LONGERBEAM

TIZIANA LONGERBEAM 156 HARMON RD

CHARLESTON, WV 25314-2559

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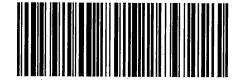
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(2023-C-001574-KANAWHA COUNTY-WVTK LLC) TIZIANA LONGERBEAM 420 C ST SAINT ALBANS, WV 25177-2739



(2023-C-001574-KANAWHA COUNTY-WVTK LLC)

TIZIANA LONGERBEAM 420 C ST SAINT ALBANS, WV 25177-2739

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



(2023-C-001574-KANAWHA COUNTY- WVTK LLC)

TIZIANA LONGERBEAM 420 C ST SAINT ALBANS, WV 25177-2739

DISTRICT LOUDON MAP 8D PARCEL 0040 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-001574 , located in LOUDON District, 3/4A SURF MEANS TRACT NEAR DAVIS CREEK which was returned delinquent or nonentered in the name of WHAPLES RONALD L , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 90533 .	\$783.21
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 2023-90366.	\$670.29
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$203.59
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$897.43
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,554.52
You may redeem at any time before January 31, 2025 by paying the above total less any unearned interest.	
Circa reader and heard Assert CO 0004	

Given under my hand August 22, 2024



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

NAME OF STREET OF THE PARTY OF

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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(2023-C-001574-KANAWHA COUNTY-WVTK LLC)

SAINT ALBANS, WV 25177-2739

TIZIANA LONGERBEAM 420 C ST

0009/29/24

NOTICE TO REDEEM

CERT NO. 2023-C-001574

KANAWHA COUNTY WYTK LLC

To: TIZIANA LONGERBEAM, TIZIANA LONGERBEAM, TIZIANA LONGERBEAM, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WY 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 LOUDON

MAP 8D

PARCEL 0040 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate. Certification No. 2023C-001574 LOCATED IN LOUDON DISTRICT, 3/4A SURF MEANS TRACT NEAR DAVIS CREEK which was returned delinquent or nonentered in the name of WHAPLES RONALD L and was sold by the deputy commissioner of delinquent and nonentered lands of Kanawha County at the sale for the delinquent taxes on APRIL 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after FEBRUARY 1, 2025, as provided by law, unless before that day you redeem on or before JANUARY 31, 2025 vill be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022-90533. \$783.21

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 2023-90366. \$670.29

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$203.59

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$897.43

Additional Statutory Fees with Interest 50.00

Total amount due and payable to WV State Auditorcashier check, money order, certified or personal check \$2554.52

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

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

G. Russell Rotlyson 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-181285 09-04,11,18;2024 124 SEP 23 m11:09

Kan 23-C- 1574

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

I Kirsten Spratt, Classified Advertising

Representative of the The Charleston Gazette-Mail, a newspaper

published in the county of Kanawha, West Virginia, hereby

certify that the annexed publication was inserted in said

newspaper The Charleston Gazette-Mail.

The cost of publishing said annexed advertisement

as aforesaid was \$ 285.68

Commencing On: 09/04/2024

Ending On: 09/18/2024

Given under my hand this day 09/18/2024

Sworn to and subscribed before me 09/18/2024 at Charleston Kanawha County, West Virginia

Notary Public, State of West Vorginia
Samantha Aym Smith
29 First Avenue
Apartment 3
Saint Albans, WV 25177
My Commission Expires February 14, 2027

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

MY COMMISSION EXPIRES: 2/14/2025

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USPS CERTIFIED MAIL



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(2023-C-001574 - KANAWHA COUNTY) WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





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

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

> RE: KANAWHA COUNTY 2023-C-001574 TIZIANA LONGERBEAM 156 HARMON RD CHARLESTON, WV 25314-2559

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 <u>cannot</u> change the name of the individual being served nor can you serve a PO Box by Personal Service
Personal Service

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6793 22



(2023-C-001574 - KANAWHA COUNTY) WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





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

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

> RE: KANAWHA COUNTY 2023-C-001574 TIZIANA LONGERBEAM 452 8TH ST APT F SAINT ALBANS, WV 25177-2979

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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Sincerely,

Christal G. Perry

Christal G. Perry

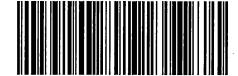
State Auditor's Office Supplemental Personal Process For Returned Certified Mail



Purchaser(s) Name & Address	•
Telephone Number:	
Certificate Number:	County:
Legal Description:	
Name and address of those to be notified	
	name of the individual being served nor can you serve a by Personal Service**
Personal Service	

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6799 57



(2023-C-001574 - KANAWHA COUNTY) WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





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

WVTK LLC 18102 SENECA TRAIL MARLINTON, WV 24954

> RE: KANAWHA COUNTY 2023-C-001574 TIZIANA LONGERBEAM 420 C ST SAINT ALBANS, WV 25177-2739

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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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 PO Box	name of the individual being served nor can you serve a 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

Supplemental Notice to Redeem Form

Total Cost: \$135.16

Billing Name / Org	ganization: WVTK LLC					
Address: 18102 S	ENECA TRAIL					
City / State / Zip:	MARLINTON, WV 24954					
Phone: 304-389-4	1951 Alt. Phone:					
Certification / Cert	ificate Number: 2023-C-	001574				
County: KANAWI	IA .					
Legal Description: 3/4A SURF MEANS TRACT NEAR DAVIS CREEK						
Map: 8D Parcel:	0040 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
			Ø			
TIZIANA LONGERE 156 HARMON RD CHARLESTON, WV USA						
You must return to	this form along with you	ır letter and	remittance.	This form is	to be used for supp	plemental

EEB 54.52 MT5:04



(2023-C-001574-KANAWHA COUNTY-WVTK LLC) TIZIANA LONGERBEAM - PERSONAL SERVICE 156 HARMON RD CHARLESTON, WV 25314



(2023-C-001574-KANAWHA COUNTY-WVTK LLC)

TIZIANA LONGERBEAM - PERSONAL SERVICE 156 HARMON RD CHARLESTON, WV 25314

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



(2023-C-001574-KANAWHA COUNTY- WVTK LLC)

TIZIANA LONGERBEAM - PERSONAL SERVICE 156 HARMON RD CHARLESTON, WV 25314

DISTRICT LOUDON MAP 8D PARCEL 0040 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-001574 , located in LOUDON District, 3/4A SURF MEANS TRACT NEAR DAVIS CREEK which was returned delinquent or nonentered in the name of WHAPLES RONALD L , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 90533.	\$817.26
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 2023-90366.	\$700.06
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$206.34
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$939.22
Additional Statutory Fees with Interest.	\$139.21
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,802.09

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

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

Given under my hand April 29, 2025

Christal G. Perry

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-1574

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Tiziana Longerbeam**, **156 Harmon Rd**, **Charleston**, **WV 25314**.

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

INDIVIDUALLY/PERSONALLY served by delivering a true copy of the CERTIFICATE OF SALE NOTICE to: Tiziana Longerbeam at the address of: 156 Harmon Rd, Charleston, WV 25314, in compliance with state statutes.

Description of Person Served: Age: 55, Sex: F, Race/Skin Color: White, Height: 5'4", Weight: 160, 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 day of by the affiant who is

personally known to me.

NOTARY PUBLIC

My Commission Expires: 1919

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
AMANDA RUMMEL
AND A Venetario Coart
Hodgesoffs NV 2504, 2027

Samantha Bailey Process Server

FALCON EXPRESS SERVICES, LLC (843) 577-9696

Our Job Serial Number: FES-2025004715

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