

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

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 July, 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 \$2,039.64, 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-000203	VITELLO PAUL

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

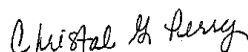
Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

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 Nicholas, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000203	BLK S LOT 2 OAKFORD AVE	Richwood Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$2,039.64.

Witness the following signature:


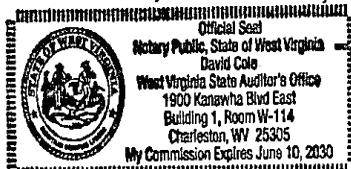


Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

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 acknowledged they same before me in said County.

Given under my hand this 18th day of August, 2025. 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 11A, Article 3, Section 59 of the Code of West Virginia.

Robert Painter II, County Clerk
Nicholas County, WV
Instrument: 202500013990
TAX DEED Pages: 27
08/21/2025 @ 03:32:54 PM
Recording: 75.00
Excise Tax: 19.25

BK **577** PG **87**

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000203

NICHOLAS

COUNTY 06 RICHWOOD

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 06 5 0060 0000 0000 ACCOUNT # 00017341

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000021078	VITELLO PAUL	BLK S LOT 2 OAKFORD AVE
	71 OAKFORD AVE	
	RICHWOOD	WV 262611133
	DELINQUENT TAXES	353.80
	INTEREST	34.50
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
2022 0000021079	VITELLO PAUL	BLK S LOT 2 OAKFORD AVE
	71 OAKFORD AVE	
	RICHWOOD	WV 262611133
	DELINQUENT TAXES	333.78
	INTEREST	25.03
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
2022 0000021080	VITELLO PAUL	BLK S LOT 2 OAKFORD AVE
	71 OAKFORD AVE	
	RICHWOOD	WV 262611133
	DELINQUENT TAXES	373.84
	INTEREST	36.44
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000021204	345.86
	TOTAL	1713.25

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

SHERIFF, COUNTY OF NICHOLAS

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: NICHOLAS COUNTY 2023-C-000203

Memorandum of real estate sold in the county of NICHOLAS on this 9th day of July, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: BLK S LOT 2 OAKFORD AVE

District: RICHWOOD CORP

Map: 5

Parcel: 0060 0000 0000

Taxpayer:

VITELLO PAUL
71 OAKFORD AVE
RICHWOOD, WV 26261-1133

Delinquent Taxes: 2022 - 21079	\$428.81
Interest on Delinquent Taxes	\$38.59
Subsequent Taxes: 2023-21204	\$373.19
Back Taxes: 2022-21078 2022-21080	\$1,023.05
Certification Fee	\$26.00
Publication Fee	\$30.00
Auditor's Fee	\$110.00
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$2,039.64
Amount Due	\$2,039.64
Surplus	\$0.00

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 November 6, 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.

[COB31CSE-6B17-40B1-AS46RE8A4AB003AE][APPROVAL LETTER]

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$68.80

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-000203
County: NICHOLAS COUNTY
Legal Description: BLK S LOT 2 OAKFORD AVE
Map: 5 Parcel: 0060 0000 0000

Name and address of those to be notified

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

PAUL VITELLO
63 AVENUE B
RICHWOOD, WV 26261
USA

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

PAUL VITELLO
71 OAKFORD AVE
RICHWOOD, WV 26261-1133
USA

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

PAUL VITELLO
73 OAKFORD AVE
RICHWOOD, WV 26261
USA

NOV 7 '24 AM 11:27

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

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

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

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

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

WV724 AM11:27

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: VITELLO PAUL

BLK S LOT 2 OAKFORD AVE
RICHWOOD CORP District
Nicholas County, West Virginia

Certificate No. 2023-C-000203 CIN CTS-34-2023-203

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Nicholas 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



NOV 7 '24 AM 11:27

TITLE WORKSHEET



NICHOLAS County - 34

Name(s) **VITELLO PAUL**

RICHWOOD CORP Dist (06) Map 0005 Parcel 0060 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-34-2023-203

Description **BLK S LOT 2 OAKFORD AVE**

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015: VITELLO PAUL Book/Page: 444/ 722 Tax Class: 4

LANDBOOK 2021: VITELLO PAUL Book/Page: 444 / 722 Tax Class: 4

LANDBOOK 2014, 2013, 2012, 2011, 2010, 2009: VITELLO PAUL Book/Page: 444/ 722 Tax Class: 2

LANDBOOK 2008: MULLENS JAMES E & PEGGY TENNANT Book/Page: 434/ 617 Tax Class: 2

LANDBOOK 2007, 2006, 2005: SPENCER LYLE Book/Page: 414/ 191 Tax Class: 2

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

TRANSFERS	GRANTOR		GRANTEE
Description LOT 2 BLK S CITY OF RICHWOOD			
11/28/2007	MULLENS JAMES E TENNANT PEGGY	DEED 444/722	VITELLO PAUL
Description LOT 2 BLK S CITY OF RICHWOOD			
08/24/2006	SPENCER LYLE SPENCER ALLISON J	DEED 434/617 DEED 414/191	MULLENS JAMES E TENNANT PEGGY

Adverse Item Table	OC/FT	DT	liens
VITELLO PAUL		DT-453-380	

REFERENCE ITEMS

PAUL VITELLO
63 AVE B R'WOOD

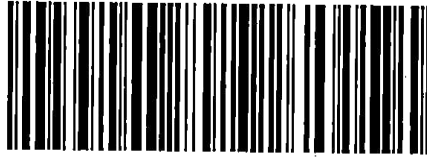
34-DEED-444-722

DB-527-190,DB-520-221,DB-511-3,DB-503-28,DB-499-606,DB-497-205,DB-490-722,DB-484-452,DB-469-696,DB-444-680,DB-443-266,DB-438-149,DB-438-93,DB-436-553,DB-431-612,DB-430-397,DB-430-253,DB-425-453,DB-422-226,DB-422-7,DB-417-435,DB-416-43,DB-408-57,DB-404-693,DB-404-651,DB-396-654,DB-395-730,DB-390-747,DB-367-707,DB-364-399,DB-358-17,DB-358-13,DB-352-410,DB-336-451,DB-334-860,DB-334-820,DB-333-218,DB-329-61,DB-325-618,DB-321-16,DB-303-205,DB-290-788,DB-290-787,DB-289-732,DB-287-157,DB-285-771,DB-283-612,DB-281-475,DB-280-177,DB-277-205,DB-272-609,DB-272-352,DB-272-343,DB-272-61,DB-267-167,DB-263-344,DB-261-452,DB-262-845,DB-258-619,DB-258-473,DB-256-730,DB-255-401,DB-254-312,DB-252-147,DB-249-331,DB-235-669,DB-235-44,DB-224-473,DB-222-58,DB-218-427,DB-213-408,DB-213-149,DB-206-491,DB-129-485,DT-384-486,DT-366-797,DT-349-120,DT-301-263,DT-285-552,DT-241-374,DT-229-509,DT-220-9,DT-190-117,DT-190-112,DT-181-435,DT-57-688,DT-54-688,DT-54-541,DT-54-538,DT-175-822,DT-175-818,DT-163-37,DT-45-476,DT-152-226,DT-149-603,DT-147-493,DT-147-25,DT-145-781,DT-145-419,DT-43-200,DT-142-422,DT-141-403,DT-133-99,DT-130-131,DT-129-902,DT-129-668,DT-129-92,DT-127-214,DT-125-731,DT-124-787,DT-124-32,DT-124-29,DT-122-372,DT-120-543,DT-35-448,DT-117-581,DT-105-44,DT-30-383,DT-30-275,DT-97-567,DT-95-103,DT-26-188,DT-92-473,DT-26-37,DT-91-496,DT-84-256,DT-74-341,LEASE-54-338,AGREEMENT-288-136,RELEASE-116-529,RELEASE-101-512,RELEASE-97-266,RELEASE-94-736,RELEASE-83-381,RELEASE-82-455,RELEASE-81-308,RELEASE-73-766,RELEASE-68-478,RELEASE-66-65,RELEASE-61-608,RELEASE-61-607,RELEASE-61-605,RELEASE-61-604,RELEASE-61-603,RELEASE-61-602,RELEASE-61-601,RELEASE-61-600,RELEASE-61-599,RELEASE-54-542,RELEASE-53-518,RELEASE-53-441,RELEASE-53-440,RELEASE-53-439,RELEASE-53-438,RELEASE-49-56,RELEASE-37-616,R/W EASEMENT-497-678,WEST VIRGINIA STATE AUDITOR'S REPORT-INSTRUMENT-202300013123,WEST VIRGINIA STATE AUDITOR'S REPORT-INSTRUMENT-202400002252,WILL (DEED)-34-583,CONTRACT-491-334,MISCELLANEOUS-12-490,WEST VIRGINIA STATE AUDITOR'S REPORT-INSTRUMENT-202300009150

7/24/2023 11:27

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 6462 25



(2023-C-000203-NICHOLAS COUNTY-WVTK LLC)

PAUL VITELLO
63 AVENUE B
RICHWOOD, WV 26261

{C0BB3C5E-6B17-4081-A6468E9A4AB003AE}[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-000203-NICHOLAS COUNTY-WVTK LLC)

PAUL VITELLO
63 AVENUE B
RICHWOOD, WV 26261

To: PAUL VITELLO, PAUL VITELLO, PAUL VITELLO, 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
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Charleston, West Virginia 25305



(2023-C-000203-NICHOLAS COUNTY- WVTK LLC)

PAUL VITELLO
63 AVENUE B
RICHWOOD, WV 26261

DISTRICT RICHWOOD CORP MAP 5 PARCEL 0060 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000203**, located in RICHWOOD CORP District, BLK S LOT 2 OAKFORD AVE which was returned delinquent or nonentered in the name of VITELLO PAUL, and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on July 9, 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 - 21079 .	\$514.57
Back tax tickets, with interest, and charges due on the date of certification for ticket number 2022-21078 2022-21080	\$1,126.30
Subsequent of taxes paid on the property, with interest to for tax year 2023-21204 .	\$411.69
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$627.24
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,891.85

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 January 30, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of NICHOLAS 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: 03/10/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6462 25. Our records indicate that this item was delivered on 03/05/2025 at 09:17 a.m. in RICHWOOD, WV 26261. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "NICHOLAS", written over a horizontal line.

Address of Recipient :

63 AVENUE B

RICHWOOD, WV 26261-1234

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.

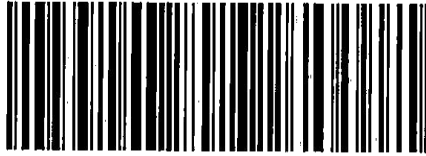
Sincerely,
United States Postal Service

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-000203 NICHOLAS

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 6462 56



(2023-C-000203-NICHOLAS COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

{C0BB3C5E-6B17-4081-A6468E9A4AB003AE}[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-000203-NICHOLAS COUNTY-WVTK LLC)

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

To: PAUL VITELLO, PAUL VITELLO, PAUL VITELLO, 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-000203-NICHOLAS COUNTY- WVTK LLC)

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DISTRICT RICHWOOD CORP MAP 5 PARCEL 0060 0000 0000

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Additional taxes with interest.	\$0.00
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Given under my hand January 30, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of NICHOLAS 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: 02/10/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6462 56. Our records indicate that this item was delivered on 02/03/2025 at 01:17 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Stringer
DAVID W STRINGER
7940 Kentucky Drive

Address of Recipient :

7940 Kentucky Drive
Florence, KY 41042

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

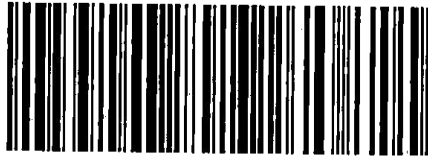
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000203 NICHOLAS

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 6462 63



(2023-C-000203-NICHOLAS COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

{C0BB3C5E-6B17-4081-A6468E9A4AB003AE}[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-000203-NICHOLAS COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: PAUL VITELLO, PAUL VITELLO, PAUL VITELLO, 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-000203-NICHOLAS COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT RICHWOOD CORP MAP 5 PARCEL 0060 0000 0000

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$627.24
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,891.85

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 January 30, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of NICHOLAS 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



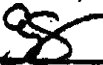
**UNITED STATES
POSTAL SERVICE**

Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6462 63. Our records indicate that this item was delivered on 02/01/2025 at 10:20 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
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

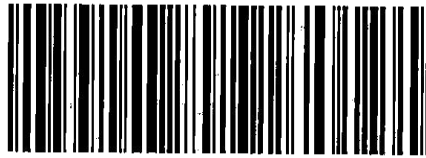
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000203 NICHOLAS

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 6462 32



(2023-C-000203-NICHOLAS COUNTY-WVTK LLC)

PAUL VITELLO
71 OAKFORD AVE
RICHWOOD, WV 26261-1133

{C0BB3C5E-6B17-4081-A6468E9A4AB003AE}[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-000203-NICHOLAS COUNTY-WVTK LLC)

PAUL VITELLO
71 OAKFORD AVE
RICHWOOD, WV 26261-1133

To: PAUL VITELLO, PAUL VITELLO, PAUL VITELLO, 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-000203-NICHOLAS COUNTY- WVTk LLC)

PAUL VITELLO
71, OAKFORD AVE
RICHWOOD, WV 26261-1133

DISTRICT RICHWOOD CORP MAP 5 PARCEL 0060 0000 0000

You will take notice that WVTk LLC, the purchaser of the following real estate, **Cert No. 2023-C-000203**, located in RICHWOOD CORP District, BLK S LOT 2 OAKFORD AVE which was returned delinquent or nonentered in the name of VITELLO PAUL, and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on July 9, 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 - 21079 .	\$514.57
Back tax tickets, with interest, and charges due on the date of certification for ticket number 2022-21078 2022-21080	\$1,126.30
Subsequent of taxes paid on the property, with interest to for tax year 2023-21204 .	\$411.69
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$627.24
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,891.85

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 January 30, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of NICHOLAS 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



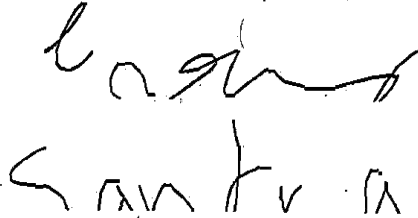
**UNITED STATES
POSTAL SERVICE**

Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6462 32. Our records indicate that this item was delivered on 02/01/2025 at 10:16 a.m. in RICHWOOD, WV 26261. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**71 OAKFORD AVE,
RICHWOOD, WV 26261**

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.

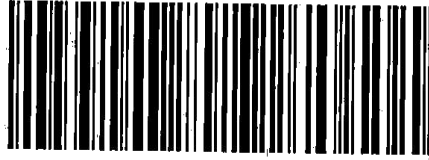
Sincerely,
United States Postal Service

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-000203 NICHOLAS

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 6462 49



(2023-C-000203-NICHOLAS COUNTY-WVTK LLC)

PAUL VITELLO
73 OAKFORD AVE
RICHWOOD, WV 26261

{C0BB3C5E-6B17-4081-A6468E9A4AB003AE}[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-000203-NICHOLAS COUNTY-WVTK'LLC)

PAUL VITELLO
73 OAKFORD AVE
RICHWOOD, WV 26261

To: PAUL VITELLO, PAUL VITELLO, PAUL VITELLO, 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-000203-NICHOLAS COUNTY- WVTK LLC)

PAUL VITELLO
73 OAKFORD AVE
RICHWOOD, WV 26261

DISTRICT RICHWOOD CORP MAP 5 PARCEL 0060 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000203**, located in RICHWOOD CORP District, BLK S LOT 2 OAKFORD AVE which was returned delinquent or nonentered in the name of VITELLO PAUL, and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on July 9, 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:

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Given under my hand January 30, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of NICHOLAS 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 6462 49. Our records indicate that this item was delivered on 02/10/2025 at 10:43 a.m. in RICHWOOD, WV 26261. The scanned image of the recipient information is provided below.

Signature of Recipient :

Wendy Clark
N CLARK

Address of Recipient :

WV

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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-000203 NICHOLAS