

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

This deed made this 6th day of August, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of April, in the year 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of \$1,093.20, 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-000009	MEANS CHARLES

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-000009	77/100A SURF DOCTORS CK MH	Big Sandy District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,093.20.

Witness the following signature:

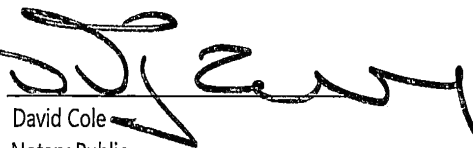
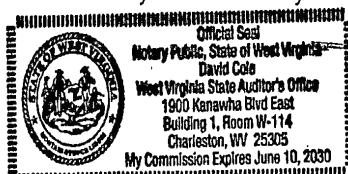


Christal G. Perry  
Appointee of the Honorable Mark A. Hunt, State Auditor

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

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



David Cole  
Notary Public

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

Kanawha County  
Vera J. McFormick, Clerk  
Instrument 4132059  
08/28/2025 @ 08:37:25 AM  
DEED  
Book 1537 @ Page 270  
Pages Recorded 46  
Recording Cost \$  
Transfer Tax \$  
96.00  
8.25

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000009

KANAWHA

COUNTY 01 BIG SANDY

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 01 11 0134 0003 0000 ACCOUNT # 07284468

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000003440	MEANS CHARLES	77/100A SURF DOCTORS CK MH
	2385 DOCTORS CREEK RD	
	CLENDENIN	WV 25045

DELINQUENT TAXES	387.02
INTEREST	29.03
PUBLICATIONS & NOTICES	75.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2023 0000003390	398.63

TOTAL	904.68
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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-000009**

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:** 77/100A SURF DOCTORS CK MH

**District:** BIG SANDY

**Map:** 11

**Parcel:** 0134 0003 0000

**Taxpayer:**


MEANS CHARLES  
2385 DOCTORS CREEK RD  
CLENDENIN, WV 25045

Delinquent Taxes: 2022 - 3440	\$506.05
Interest on Delinquent Taxes	\$30.36
Subsequent Taxes: 2023-3390	\$418.01
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$73.23
Courthouse Facility Improvement Fund	\$10.00
<b>Amount of Bid</b>	<b>\$1,093.20</b>
<b>Amount Due</b>	<b>\$1,093.20</b>
<b>Surplus</b>	<b>\$0.00</b>

**Purchaser:**

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954



  
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by August 23, 2024, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

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

Total Cost: \$76.16

Billing Name / Organization: WVTk LLC  
Address: 18102 SENECA TRAIL  
City / State / Zip : MARLINTON, WV 24954  
Phone: 304-389-4951      Alt. Phone:  
Certification / Certificate Number: 2023-C-000009  
County: KANAWHA COUNTY  
Legal Description: 77/100A SURF DOCTORS CK MH  
Map: 11    Parcel: 0134 0003 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHARLES MEANS  
2319 DOCTORS CREEK RD  
CLEDENIN, WV 25045-6583  
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHARLES MEANS  
2385 DOCTORS CREEK RD  
CLEDENIN, WV 25045-6583  
USA

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

STATE OF WEST VIRGINIA  
KANAWHA COUNTY MAGISTRATE COURT  
111 COURT ST  
CHARLESTON, WV 25301-2165  
USA

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JUL 18 '24 PM 3:49



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"/>

PROSECUTOR OF KANAWHA COUNTY  
301 VIRGINIA ST E  
CHARLESTON, WV 25301-2522  
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"/>

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.

JUL 18 '24 4:49

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: MEANS CHARLES

77/100A SURF DOCTORS CK MH  
BIG SANDY District  
Kanawha County, West Virginia

Certificate No. 2023-C-000009 CIN CTS-20-2023-9

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



JUL 18 '24 PM 3:49

# TITLE WORKSHEET



County - 20

Name(s) MEANS CHARLES

BIG SANDY Dist (01) Map 0011 Parcel 0134 Sub 0003SPLIT0000

TITLE WORK CODE: CTS-20-2023-9

Description 77/100A SURF DOCTORS CK MH

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022: MEANS CHARLES Book/Page: 3080/ 0367 Tax Class: 3

LANDBOOK 2021: SHAFER SAMUEL M & SHARON Book/Page: 2827 / 0255 Tax Class: 3

LANDBOOK 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013: SHAFER SAMUEL M & SHARON Book/Page: 2827/ 0255 Tax Class: 3

LANDBOOK 2012: DUSTIN ICEL & SHARON Book/Page: 2575/ 0587 Tax Class: 3

LANDBOOK 2011, 2010, 2009, 2008: DUSTIN ICEL & SHARON Book/Page: 2575/ 0587 Tax Class: 2

LANDBOOK 2007, 2006: DUSTIN ICEL & SHARON Book/Page: 2575/ 587 Tax Class: 2

TRANSFERS

GRANTOR

GRANTEE

Same as CTS-20-2023-8

JUL 18 '24 PMS/AG



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 6292 11. Our records indicate that this item was delivered on 01/30/2025 at 11:54 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Jonathan Annett*  
Jonathan Annett

Address of Recipient :

1812  
Selena

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-000009 KANAWHA COUNTY



Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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*Jonathan Annett*  
Jonathan Annett

Address of Recipient :

1812  
Selma

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United States Postal Service

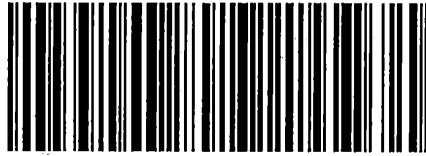
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000009 KANAWHA COUNTY

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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USPS CERTIFIED MAIL



9414 8091 0924 9001 2955 77

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(2023-C-000009-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS  
2319 DOCTORS CREEK RD  
CLENDENIN, WV 25045-6583

[693FEE15-6F9D-4250-A55B6951D97C1093][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-000009-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS  
2319 DOCTORS CREEK RD  
CLEDENIN, WV 25045-6583

To: CHARLES MEANS, CHARLES MEANS, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, 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-000009-KANAWHA COUNTY- WVTK LLC)

CHARLES MEANS  
2319 DOCTORS CREEK RD  
CLENDEIN, WV 25045-6583

**DISTRICT BIG SANDY MAP 11 PARCEL 0134 0003 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000009** , located in BIG SANDY District, 77/100A SURF DOCTORS CK MH which was returned delinquent or nonentered in the name of MEANS CHARLES , 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 January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 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 - 3440 .	\$576.90
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 2023-3390 .	\$450.28
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$171.94
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$619.21
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>\$1,818.33</b>

**You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.**

---

Given under my hand August 1, 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: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2955 77. Our records indicate that this item was delivered on 08/16/2024 at 06:25 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	X <i>[Handwritten Signature]</i>
Printed Name	NeQuita R. H. H. H.

Address of Recipient :

Delivery Address	350 Capital
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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.

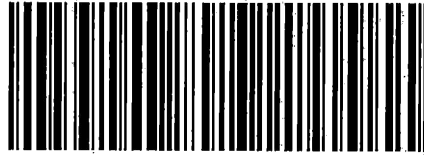
Sincerely,  
United States Postal Service

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Customer Reference Number: 2023-C-000009 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 2955 84



(2023-C-000009-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS  
2385 DOCTORS CREEK RD  
CLEDENIN, WV 25045-6583

[693FEE15-6F9D-4250-A55B6951D97C1093][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-000009-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS  
2385 DOCTORS CREEK RD  
CLENDENIN, WV 25045-6583

To: CHARLES MEANS, CHARLES MEANS, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, 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-000009-KANAWHA COUNTY- WVTK LLC)

CHARLES MEANS  
2385 DOCTORS CREEK RD  
CLEDENIN, WV 25045-6583

**DISTRICT BIG SANDY MAP 11 PARCEL 0134 0003 0000**

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**You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.**

---

Given under my hand August 1, 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: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient :

Delivery Section	
Signature	X [Signature]
Printed Name	NeQuian R. Alton

Address of Recipient :

Delivery Address	350 Capital
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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

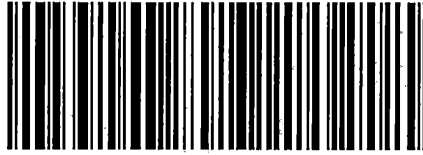
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Customer Reference Number: 2023-C-000009 KANAWHA

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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USPS CERTIFIED MAIL



9414 8091 0924 9001 2956 21

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(2023-C-000009-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

[693FEE15-6F9D-4250-A55B6951D97C1093][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-000009-KANAWHA COUNTY-WVTK LLC)

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PO BOX 229  
CHARLESTON, WV 25321

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



(2023-C-000009-KANAWHA COUNTY- WVTk LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

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Given under my hand August 1, 2024

*G. Russell Rollyson, Jr.*

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

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Division 1900 Kanawha Boulevard East  
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Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568






**UNITED STATES  
POSTAL SERVICE**

Date Produced: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2956 21. Our records indicate that this item was delivered on 08/03/2024 at 09:53 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

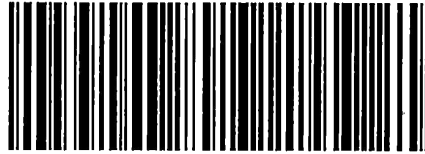
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Customer Reference Number: 2023-C-000009 KANAWHA

West Virginia State Auditor's  
Office County Collections Division  
1900 Kanawha Boulevard East  
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Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9001 2955 91

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(2023-C-000009-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA  
KANAWHA COUNTY MAGISTRATE COURT  
111 COURT ST  
CHARLESTON, WV 25301-2165

[693FEE15-6F9D-4250-A55B6951D97C1093][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-000009-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA  
KANAWHA COUNTY MAGISTRATE COURT  
111 COURT ST  
CHARLESTON, WV 25301-2165

To: CHARLES MEANS, CHARLES MEANS, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, 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-000009-KANAWHA COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA  
KANAWHA COUNTY MAGISTRATE COURT  
111 COURT ST  
CHARLESTON, WV 25301-2165

**DISTRICT BIG SANDY MAP 11 PARCEL 0134 0003 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000009**, located in BIG SANDY District, 77/100A SURF DOCTORS CK MH which was returned delinquent or nonentered in the name of MEANS CHARLES, 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 January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 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 - 3440 .	\$576.90
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 2023-3390 .	\$450.28
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$171.94
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$619.21
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>\$1,818.33</b>

**You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.**

---

Given under my hand August 1, 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: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2955 91. Our records indicate that this item was delivered on 08/05/2024 at 11:52 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

*[Handwritten signature]*  
0007

Address of Recipient :

111  
court 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

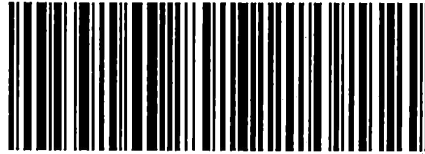
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000009 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 2956 14



---

(2023-C-000009-KANAWHA COUNTY-WVTK LLC)

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

[693FEE15-6F9D-4250-A55B6951D97C1093][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-000009-KANAWHA COUNTY-WVTK LLC)

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

To: CHARLES MEANS, CHARLES MEANS, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, 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-000009-KANAWHA COUNTY- WVTK LLC)

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

**DISTRICT BIG SANDY MAP 11 PARCEL 0134 0003 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000009 , located in BIG SANDY District, 77/100A SURF DOCTORS CK MH which was returned delinquent or nonentered in the name of MEANS CHARLES , 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 January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 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 - 3440 .	\$576.90
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 2023-3390 .	\$450.28
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$171.94
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$619.21
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>\$1,818.33</b>

**You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.**

---

Given under my hand August 1, 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: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2956 14. Our records indicate that this item was delivered on 08/05/2024 at 12:36 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

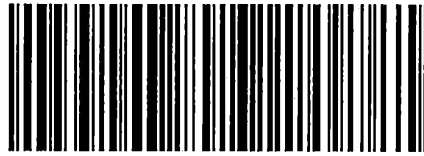
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000009 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 2956 07

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(2023-C-000009-KANAWHA COUNTY-WVTK LLC)

PROSECUTOR OF KANAWHA COUNTY  
301 VIRGINIA ST E  
CHARLESTON, WV 25301-2522

[693FEE15-6F9D-4250-A55B6951D97C1093][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-000009-KANAWHA COUNTY-WVTK LLC)

PROSECUTOR OF KANAWHA COUNTY  
301 VIRGINIA ST E  
CHARLESTON, WV 25301-2522

To: CHARLES MEANS, CHARLES MEANS, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, 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-000009-KANAWHA COUNTY- WVTk LLC)

PROSECUTOR OF KANAWHA COUNTY  
301 VIRGINIA ST E  
CHARLESTON, WV 25301-2522

**DISTRICT BIG SANDY MAP 11 PARCEL 0134 0003 0000**

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000009 , located in BIG SANDY District, 77/100A SURF DOCTORS CK MH which was returned delinquent or nonentered in the name of MEANS CHARLES , 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 January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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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 2023-3390 .	\$450.28
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$171.94
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$619.21
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>\$1,818.33</b>

**You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.**

---

Given under my hand August 1, 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: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2956 07. Our records indicate that this item was delivered on 08/05/2024 at 02:09 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
Ron Sundel

Address of Recipient :

321 1st St  
S, 1st Fl

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-000009 KANAWHA

**CERTIFIED MAIL™**

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2955 77

(2023-C-000009-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS  
2319 DOCTORS CREEK RD  
CLENDENIN, WV 25045-6583



US POSTAGE  
ZIP 25305 \$008.16<sup>0</sup>  
02 4W  
0000381984 AUG 01, 2024

NIXIE

430 FE 1

0008/13/24

NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 25305002139

\*0172-08523-01-43

25305002139



**CERTIFIED MAIL™**

USPS CERTIFIED MAIL



9414 8091 0924 9001 2955 84

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

(2023-C-000009-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS  
2385 DOCTORS CREEK RD  
CLENDENIN, WV 25045-6583



US POSTAGE **\$008.16**  
ZIP 25305 02 4W  
0000381984 AUG. 01, 2024

710 13 24 12 2024

NIXIE 430 PE 1 0008/13/24

NOT DELIVERABLE AS ADDRESSED  
RETURN TO SENDER  
UNABLE TO FORWARD

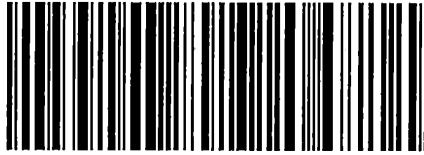
250456583  
25305-6583

BC: 25305-6583 \*0271-08522-01-43

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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USPS CERTIFIED MAIL



9414 8091 0924 9001 6292 04

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(2023-C-000009 - KANAWHA COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

693FEE15-6F9D-4250-A55B6951D97C1093}[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  
01/28/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000009  
**CHARLES MEANS**  
**2319 DOCTORS CREEK RD**  
**CLENDENIN, WV 25045-6583**

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**

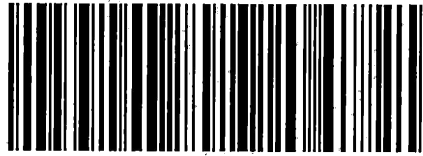
**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a  
PO Box by Personal Service\*\***

**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 6292 11



(2023-C-000009 - KANAWHA COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

[693FEE15-6F9D-4250-A55B6951D97C1093][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  
01/28/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000009  
**CHARLES MEANS**  
**2385 DOCTORS CREEK RD**  
**CLENDENIN, WV 25045-6583**

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

## Supplemental Notice to Redeem Form

Total Cost: \$135.16

Billing Name / Organization: WVTk LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951      Alt. Phone:

Certification / Certificate Number: 2023-C-000009

County: KANAWHA

Legal Description: 77/100A SURF DOCTORS CK MH

Map: 11    Parcel: 0134 0003 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHARLES MEANS  
2385 DOCTORS CREEK RD  
CLENDENIN, WV 25045  
USA

---

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

FEB675AM11:05

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



(2023-C-000009-KANAWHA COUNTY-WVTK LLC)  
CHARLES MEANS - PERSONAL SERVICE  
2385 DOCTORS CREEK RD  
CLENDENIN, WV 25045

{693FEE15-6F9D-4250-A55B6951D97C1093}[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-000009-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS - PERSONAL SERVICE  
2385 DOCTORS CREEK RD  
CLEDENIN, WV 25045

To: CHARLES MEANS, CHARLES MEANS, STATE OF WEST VIRGINIA, PROSECUTOR OF KANAWHA COUNTY, 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-000009-KANAWHA COUNTY- WVTK LLC)

CHARLES MEANS - PERSONAL SERVICE  
2385 DOCTORS CREEK RD  
CLEDENIN, WV 25045

**DISTRICT BIG SANDY MAP 11 PARCEL 0134 0003 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000009** , located in BIG SANDY District, 77/100A SURF DOCTORS CK MH which was returned delinquent or nonentered in the name of MEANS CHARLES , 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 - 3440 .	\$602.20
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 2023-3390 .	\$470.45
Additional taxes with interest .	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$174.69
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$648.01
Additional Statutory Fees with Interest.	\$137.86
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,033.21</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 3, 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-9

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Charles Means, 2385 Doctors Creek Rd, Clendenin, WV 25045.**

I, Samantha Bailey, being duly sworn, depose and say that on the **3rd day of April, 2025** at **6:37 pm**, I:

**INDIVIDUALLY/PERSONALLY** served by delivering a true copy of the **CERTIFICATE OF SALE NOTICE** to: **Charles Means** at the address of: **2385 Doctors Creek Rd, Clendenin, WV 25045**, in compliance with state statutes.

**Description** of Person Served: Age: 40, Sex: M, Race/Skin Color: White, Height: 5'8", Weight: 225, 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 10 day  
of Apr, 25 by the affiant who is  
personally known to me.

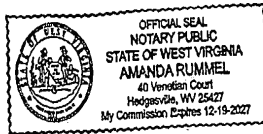
Amanda Rummel  
NOTARY PUBLIC

My Commission Expires: 12/19/27

Samantha Bailey  
Samantha Bailey  
Process Server

FALCON EXPRESS SERVICES, LLC  
(843) 577-9696

Our Job Serial Number: FES-2025002626



APR 25 25 PM 10:41

