

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 \$1,400.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2023-C-000008	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

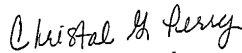
Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

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-000008	3/4A M/L DOCTORS CREEK	Big Sandy District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,400.00.

Witness the following signature:

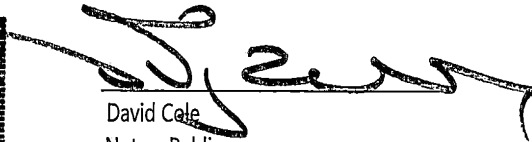
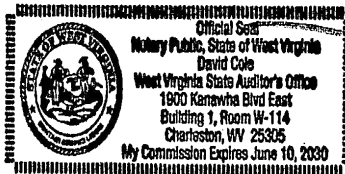


Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

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. McCormick, Clerk
Instrument 4132058
08/28/2025 @ 08:37:24 AM
DEED 184
Book 184
Pages Recorded 86
Recording Cost \$ 140.00
Transfer Tax \$ 8.25

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000008

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 0002 0000 ACCOUNT # 06027505

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000003439	MEANS CHARLES	3/4A M/L DOCTORS CREEK
	2385 DOCTORS CREEK RD	
	CLENDENIN	WV 25045
	DELINQUENT TAXES	382.48
	INTEREST	28.69
	PUBLICATIONS & NOTICES	75.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000003389	404.62
	TOTAL	905.79

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-000008

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 M/L DOCTORS CREEK

District: BIG SANDY

Map: 11

Parcel: 0134 0002 0000

Taxpayer:

MEANS CHARLES
2385 DOCTORS CREEK RD
CLENDENIN, WV 25045

Delinquent Taxes: 2022 - 3439	\$501.17
Interest on Delinquent Taxes	\$30.07
Subsequent Taxes: 2023-3389	\$424.28
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$73.32
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$1,400.00
Amount Due	\$1,094.39
Surplus	\$305.61

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954



John B. McCuskey
John B. McCuskey, State Auditor

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

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$192.96

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-000008
County: KANAWHA COUNTY
Legal Description: 3/4A M/L DOCTORS CREEK
Map: 11 Parcel: 0134 0002 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STATE OF WEST VIRGINIA
KANAWHA COUNTY JUDICIAL BUILDING
111 COURT ST
CHARLESTON, WV 25301-2165
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"/>

CHARLES MEANS
5334 ALDEN ST
S CHARLESTON, WV 25309-1836
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"/>

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

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"/>

CHARLES MEANS
412 20TH ST
DUNBAR, WV 25064-1702
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES
105 RIVER VISTA DR
PO BOX 300
BUFFALO, WV 25033-0300
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

JUL 18 24 PM 3:49

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 PM 2:49

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

3/4A M/L DOCTORS CREEK
BIG SANDY District
Kanawha County, West Virginia

Certificate No. 2023-C-000008 CIN CTS-20-2023-8

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 0002SPLIT0000

Description 3/4A M/L DOCTORS CREEK

TITLE WORK CODE: CTS-20-2023-8

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, 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

10/6/2020 Samuel M. Shafer 3080/367 Charles Means
Sharon Shafer Put Claim TK

6/20/2012 Sharon Dustin 2827/255 Samuel M. Shafer

11/22/1998 IceL Dustin 2575/587 Sharon Shafer
(Share Party dead) IceL Dustin - Died 2011
Sharon Dustin

6/18/1973 Kenneth Keiffer 281/095/144 IceL Dustin
Madgh Keiffer

	2020	2020	2014
	OC	DT	Liens
✓ Means, Charles			①②

① Judgment 3/24/2017 333/421

State of WV

Kenawha County Judicial Building

111 Ct St

Charleston WV 25301

Charles Means

2385 Doctors Creek Rd

Clendenin WV 26045-2504

Charles Means

5334 Alden Drive

SO Charleston WV 25309

12/18/2014

321/340

JUL 18 '24 PM 3:45

CTS-20-2023-9

Charles Means

1/16/2015

Exhibit 2011

412 20th St

Dunbar WV 26064-1702

③ civil abstract judgment

Premier Real Estate Management LLC

10/19/2022

c/o Atkins + Ogle Law Offices

Judgment
359/61

105 River Vista Dr

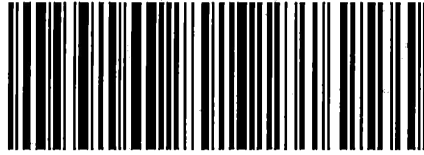
P.O. Box 300

Buffalo WV 25833

Jan 11 2023 5:43

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 3476 27



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

AE13CF95-D75D-49F3-84C83A1A1EE83C51}[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-000008-KANAWHA COUNTY-WVTK LLC)

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

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, 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-000008-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000008** , located in BIG SANDY District, 3/4A M/L DOCTORS CREEK 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 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 - 3439 .	\$576.35
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 2023-3389 .	\$461.13
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$195.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$792.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,025.44

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

Given under my hand August 15, 2024

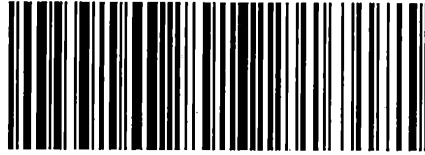
G. Russell Rollyson, Jr.

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

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3476 34



(2023-C-000008-KANAWHA COUNTY-WVTk LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

AE13CF95-D75D-49F3-84C83A1A1EE83C51}[NTR LETTER]

West Virginia State Auditor's Office
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1900 Kanawha Boulevard East
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(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

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PO BOX 229
CHARLESTON, WV 25321

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000008-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,025.44

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Given under my hand August 15, 2024

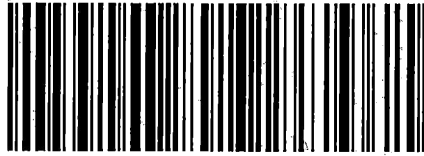
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Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 3474 98



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS
5334 ALDEN ST
S CHARLESTON, WV 25309-1836

AE13CF95-D75D-49F3-84C83A1A1EE83C51}[NTR LETTER]

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



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS
5334 ALDEN ST
S CHARLESTON, WV 25309-1836

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, 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-000008-KANAWHA COUNTY- WVTK LLC)

CHARLES MEANS
5334 ALDEN ST
S CHARLESTON, WV 25309-1836

DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

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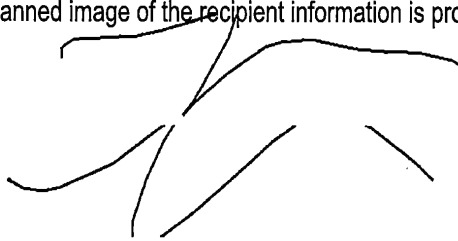
**Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**

Date Produced: 08/26/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3474 98. Our records indicate that this item was delivered on 08/19/2024 at 12:29 p.m. in SOUTH CHARLESTON, WV 25309. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**5334 ALDEN ST, SOUTH
CHARLESTON, WV 25309**

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-000008 KANAWHA



Date Produced: 02/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6793 77. Our records indicate that this item was delivered on 02/13/2025 at 11:23 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
J-mathias Amet

Address of Recipient :

*18102 Seneca
tr*

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

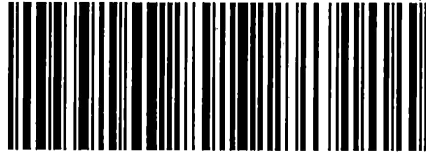
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000008 KANAWHA COUNTY

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3475 28



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES
105 RIVER VISTA DR
BUFFALO, WV 25033-0300

AE13CF95-D75D-49F3-84C83A1A1EE83C51}[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-000008-KANAWHA COUNTY-WVTK LLC)

PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES
105 RIVER VISTA DR
BUFFALO, WV 25033-0300

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, 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-000008-KANAWHA COUNTY- WVTK LLC)

PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES
105 RIVER VISTA DR
BUFFALO, WV 25033-0300

DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000008**, located in BIG SANDY District, 3/4A M/L DOCTORS CREEK 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 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 - 3439 .	\$576.35
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 2023-3389 .	\$461.13
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$195.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$792.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,025.44

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

Given under my hand August 15, 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: 08/26/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3475 28. Our records indicate that this item was delivered on 08/19/2024 at 10:32 a.m. in BUFFALO, WV 25033. The scanned image of the recipient information is provided below.

Signature of Recipient :

A + O
A + O

Address of Recipient :

**105 RIVER VISTA DR.
BUFFALO, WV 25033**

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.

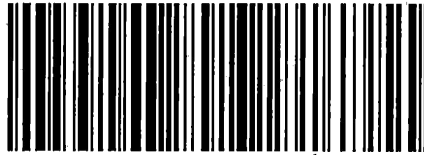
Sincerely,
United States Postal Service

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-000008 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 3476 41



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES
PO BOX 300
BUFFALO, WV 25033

[AE13CF95-D75D-49F3-84C83A1A1EE83C51][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-000008-KANAWHA COUNTY-WVTK LLC)

PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES
PO BOX 300
BUFFALO, WV 25033

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, 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-000008-KANAWHA COUNTY- WVTk LLC)

PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES
PO BOX 300
BUFFALO, WV 25033

DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

You will take notice that WVTk LLC, the purchaser of the following real estate, **Cert No. 2023-C-000008**, located in BIG SANDY District, 3/4A M/L DOCTORS CREEK 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 February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

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Given under my hand August 15, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/26/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3476 41. Our records indicate that this item was delivered on 08/19/2024 at 10:32 a.m. in BUFFALO, WV 25033. The scanned image of the recipient information is provided below.

Signature of Recipient :

A + O
A + O

Address of Recipient :

**105 RIVER VISTA DR,
BUFFALO, WV 25033**

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.

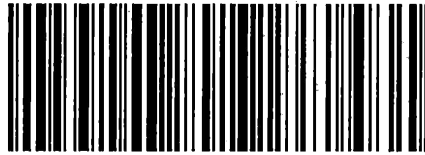
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000008 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 3474 81



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

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

AE13CF95-D75D-49F3-84C83A1A1EE83C51}[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-000008-KANAWHA COUNTY-WVTK LLC)

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

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, 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-000008-KANAWHA COUNTY- WVTk LLC)

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

DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No. 2023-C-000008** , located in BIG SANDY District, 3/4A M/L DOCTORS CREEK 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 February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

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Given under my hand August 15, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/26/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3474 81. Our records indicate that this item was delivered on 08/19/2024 at 12:59 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature, possibly "J.M.", followed by the number "1007" written below it.

Address of Recipient :

A handwritten address: "111 Center 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.

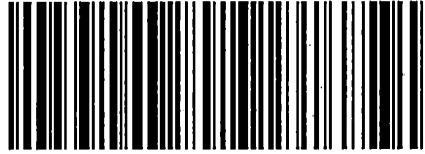
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000008 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 3476 10



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

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

AE13CF95-D75D-49F3-84C83A1A1EE83C51}[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-000008-KANAWHA COUNTY-WVTK LLC)

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

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, 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-000008-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 0002 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000008 , located in BIG SANDY District, 3/4A M/L DOCTORS CREEK 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 February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

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Given under my hand August 15, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/26/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3476 10. Our records indicate that this item was delivered on 08/19/2024 at 12:59 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature, possibly "J.M.", followed by the number "1007" written below it.

Address of Recipient :

A handwritten address: "111 Center 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-000008 KANAWHA



UNITED STATES
POSTAL SERVICE

Date Produced: 08/26/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3476 27. Our records indicate that this item was delivered on 08/20/2024 at 12:10 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Spivey
DAVID W. SPIVEY

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.

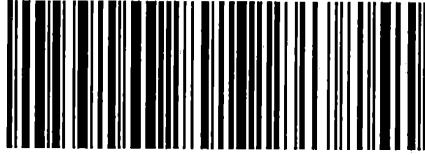
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000008 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 3475 04



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

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

AE13CF95-D75D-49F3-84C83A1A1EE83C51}[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-000008-KANAWHA COUNTY-WVTK LLC)

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

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, 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-000008-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

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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
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568



Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3475 04. Our records indicate that this item was delivered on 08/26/2024 at 06:08 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	<i>[Handwritten Signature]</i>
Printed Name	Phillip Crist

Address of Recipient :

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

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

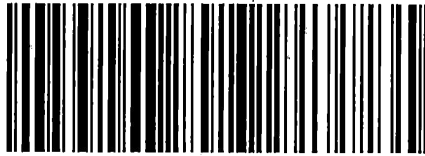
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United States Postal Service

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Customer Reference Number: 2023-C-000008 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 3475 11



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS
412 20TH ST
DUNBAR, WV 25064-1702

[AE13CF95-D75D-49F3-84C83A1A1EE83C51]][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-000008-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS
412 20TH ST
DUNBAR, WV 25064-1702

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, 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-000008-KANAWHA COUNTY- WVTK LLC)

CHARLES MEANS
412 20TH ST
DUNBAR, WV 25064-1702

DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

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Deputy Commissioner of Delinquent and
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

CERTIFIED MAIL™

USPS CERTIFIED MAIL

CHARLESTON WV 2
15 AUG 2024PM 3:1



US POSTAGE
ZIP 25305 \$ 008.16⁰
02 4W
0000381984 AUG 16 2024

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



9414 8091 0924 9001 3475 11

(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

CHARLES MEANS

412 20TH ST

DUNBAR, WV 25064-1702

NIXIE

152 DE 1

0010/15/24

RETURN TO SENDER
NO MAIL
UNABLE TO FORWARD

BC: 25305002139

*1871-06061-16-38

2506410529021



CERTIFIED MAIL™

USPS CERTIFIED MAIL



9414 8091 0924 9001 3475 04

50257461022

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

(2023-C-000008-KANAWHA COUNTY-WVTK LLC)
CHARLES MEANS
2385 DOCTORS CREEK RD
CLENDENIN, WV 25045-6583

NIXIE

430 FEB 1

0008/21/24

NOT DELIVERABLE AS ADDRESSED
RETURN TO SENDER
UNABLE TO FORWARD

BC: 25305002139

*1871-06109-16-38

250453656080

US POSTAGE **\$008.16⁰**
ZIP 25305 02 4W
0000381984 AUG 16, 2024

CHARLESTON WV 25305
AUG 16 2024 PM 3 41

USPS Tracking®

FAQs >

2023-C-8
KANAWHA COUNTY

Tracking Number:

Remove X

9414809109249001347634

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Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

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In Transit to Next Facility, Arriving Late
August 22, 2024

Arrived at USPS Regional Facility
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August 16, 2024, 7:17 pm

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What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates 

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



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY JUDICIAL BUILDING
111 COURT ST
CHARLESTON, WV 25301-2165

AE13CF95-D75D-49F3-84C83A1A1EE83C51}[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-000008-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY JUDICIAL BUILDING
111 COURT ST
CHARLESTON, WV 25301-2165

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,025.44

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Given under my hand August 15, 2024

G. Russell Rollyson, Jr.

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

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

West Virginia State Auditor's
Office County Collections Division
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(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES -
SECRETARY OF STATE
105 RIVER VISTA DR
BUFFALO, WV 25033-0300

AE13CF95-D75D-49F3-84C83A1A1EE83C51}[NTR LETTER]

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KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165

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(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

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PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES -
SECRETARY OF STATE
PO BOX 300
BUFFALO, WV 25033

[AE13CF95-D75D-49F3-84C83A1A1EE83C51][NTR LETTER]

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PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES -
SECRETARY OF STATE
105 RIVER VISTA DR
BUFFALO, WV 25033-0300

ACCEPTED FOR
RECORD PROCESS
2024 SEP 23 A 11:50
SECRETARY OF STATE
STATE OF WEST VIRGINIA

\\E13CF95-D75D-49F3-84C83A1A1EE83C51}[NTR LETTER]

West Virginia State Auditor's Office
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1900 Kanawha Boulevard East
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Office of the Secretary of State
Building 1 Suite 157-K
1900 Kanawha Blvd E.
Charleston, WV 25305



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

WV Auditor County Collections
Building 1, Room W-118
1900 Kanawha Blvd., East
Charleston, WV 25305

Control Number: 329687

Defendant: PREMIER REAL ESTATE
MANAGEMENT LLC
3120 GATEWAY ROAD
BROOKFIELD, WI 53045 US

Agent: PREMIER SABLE POINT WV LLC

County: State of West Virginia

Civil Action: NTR189797-2023-C-000008
KANAWHA

Certified Number: 92148901125134100004006742

Service Date: 9/23/2024

I am enclosing:

1 notice to redeem

which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in your name and on your behalf.

Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in your name and on your behalf as your attorney-in-fact. Please address any questions about this document directly to the court or the plaintiff's attorney, shown in the enclosed paper, not to the Secretary of State's office.

Sincerely,

SEP 25 '24 PM1:34

A handwritten signature in cursive script that reads "Mac Warner".

Mac Warner
Secretary of State



February 8, 2025

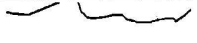

Dear 2023 C 8 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0004 0067 42.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	September 30, 2024, 11:28 am
Location:	BROOKFIELD, WI 53045
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

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



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)

PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES -
SECRETARY OF STATE
PO BOX 300
BUFFALO, WV 25033

ACCEPTED FOR
SERVICE PROCESS
2024 SEP 23 A 11:50
SECRETARY OF STATE
STATE OF WEST VIRGINIA

{E13CF95-D75D-49F3-84C83A1A1EE83C51}[NTR LETTER]

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Phone: 304-558-6000
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BROOKFIELD, WI 53045 US

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1 notice to redeem

which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in your name and on your behalf.

Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in your name and on your behalf as your attorney-in-fact. Please address any questions about this document directly to the court or the plaintiff's attorney, shown in the enclosed paper, not to the Secretary of State's office.

Sincerely,

Mac Warner

Mac Warner
Secretary of State

SEP 25 '24 PM1:34



February 8, 2025



Dear 2023 C 8 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0004 0067 59.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	September 30, 2024, 11:28 am
Location:	BROOKFIELD, WI 53045
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

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



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165

ACCEPTED FOR
SERVICE OF PROCESS
2024 SEP 10 A 11:50
SECRETARY OF STATE
STATE OF WEST VIRGINIA

{AE13CF95-D75D-49F3-84C83A1A1EE83C51}[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-000008-KANAWHA COUNTY-WVTK LLC)

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

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, 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-000008-KANAWHA COUNTY- WVTk LLC)

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

DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

You will take notice that WVTk LLC, the purchaser of the following real estate, **Cert No. 2023-C-000008**, located in BIG SANDY District, 3/4A M/L DOCTORS CREEK 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 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 - 3439 .	\$576.3
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 2023-3389 .	\$461.10
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$195.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$792.40
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,025.40

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

Given under my hand August 15, 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**

Office of the Secretary of State
Building 1 Suite 157-K
1900 Kanawha Blvd E.
Charleston, WV 25305



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
888-767-8683
Visit us online:
www.wvsos.com

WV Auditor County Collections
Building 1, Room W-118
1900 Kanawha Blvd., East
Charleston, WV 25305

Control Number: 328724

Defendant: STATE OF WEST VIRGINIA
KANAWHA COUNTY MAGISTRATE
COURT
111 COURT STREET
CHARLESTON, WV 25301 US

County: State of West Virginia

Civil Action: NTR189394 2023-C-000008
KANAWHA

Certified Number: 92148901125134100003999663

Service Date: 9/10/2024

I am enclosing:

1 notice to redeem

which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in your name and on your behalf.

Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in your name and on your behalf as your attorney-in-fact. Please address any questions about this document directly to the court or the plaintiff's attorney, shown in the enclosed paper, not to the Secretary of State's office.

Sincerely,

SEP 13 '24 11:27

A handwritten signature in cursive script that reads "Mac Warner".

Mac Warner
Secretary of State



February 8, 2025

Dear 2023 C 8 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0003 9996 63.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	September 13, 2024, 11:30 am
Location:	CHARLESTON, WV 25301
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Recipient Signature

Signature of Recipient:

Address of Recipient:

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

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



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY JUDICIAL BUILDING
111 COURT ST
CHARLESTON, WV 25301-2165

ACCEPTED FOR
SERVICE OF PROCESS
2024 SEP 13 A 11:50
SECRETARY OF STATE
STATE OF WEST VIRGINIA

E13CF95-D75D-49F3-84C83A1A1EE83C51}[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-000008-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY JUDICIAL BUILDING
111 COURT ST
CHARLESTON, WV 25301-2165

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, 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-000008-KANAWHA COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY JUDICIAL BUILDING
111 COURT ST
CHARLESTON, WV 25301-2165

DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000008**, located in BIG SANDY District, 3/4 M/L DOCTORS CREEK 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 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 - 3439 .	\$576.35
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 2023-3389 .	\$461.13
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$195.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$792.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,025.44

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

Given under my hand August 15, 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

Office of the Secretary of State
Building 1 Suite 157-K
1900 Kanawha Blvd E.
Charleston, WV 25305



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

WV Auditor County Collections
Building 1, Room W-118
1900 Kanawha Blvd., East
Charleston, WV 25305

Control Number: 328971

Defendant: STATE OF WEST VIRGINIA
KANAWHA COUNTY JUDICIAL
BUILDING
111 COURT STREET
CHARLESTON, WV 25301 US

County: State of West Virginia

Civil Action: NTR189524 2023-C-000008
KANAWHA

Certified Number: 92148901125134100004002263

Service Date: 9/13/2024

I am enclosing:

1 notice to redeem

which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in your name and on your behalf.

Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in your name and on your behalf as your attorney-in-fact. Please address any questions about this document directly to the court or the plaintiff's attorney, shown in the enclosed paper, not to the Secretary of State's office.

Sincerely,

A handwritten signature in cursive script that reads "Mac Warner".

Mac Warner
Secretary of State



February 8, 2025



Dear 2023 C 8 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0004 0022 63.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	September 30, 2024, 11:47 am
Location:	CHARLESTON, WV 25301
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

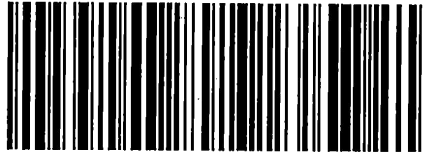
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

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 6793 77



(2023-C-000008 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

AE13CF95-D75D-49F3-84C83A1A1EE83C51)[RETURN MAIL LETTER]

Office of the State Auditor
County Collections Division
State Capitol, Building 1, Suite W-114
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305



State of West Virginia

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

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000008
WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

Dear Purchaser:

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

Accordingly, if a notice to redeem is returned as unclaimed, undeliverable, refused, or non-served, you will be requested to provide the West Virginia State Auditor's Office with sufficient information to execute personal service as well as a sum sufficient to cover the costs of preparing and servicing the notice requirement. In the event that step is required to secure a deed, upon notification of the additional requirement, you are requested to provide the address and necessary estimated funds.

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$135.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service ☐

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

Supplemental Notice to Redeem Form

Total Cost: \$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-000008

County: KANAWHA

Legal Description: 3/4A M/L DOCTORS CREEK

Map: 11 Parcel: 0134 0002 0000

Name and address of those to be notified

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

WV STATE TAX DEPARTMENT
1001 LEE STREET EAST
CHARLESTON, WV 25321
USA

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

FEB 24 25 PM 12:18

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



(2023-C-000008-KANAWHA COUNTY-WVTK LLC)
WV STATE TAX DEPARTMENT - PERSONAL SERVICE
1001 LEE STREET EAST
CHARLESTON, WV 25321

{AE13CF95-D75D-49F3-84C83A1A1EE83C51}[INTR 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-000008-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT - PERSONAL SERVICE
1001 LEE STREET EAST
CHARLESTON, WV 25321

To: STATE OF WEST VIRGINIA, CHARLES MEANS, CHARLES MEANS, CHARLES MEANS, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, STATE OF WEST VIRGINIA, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, PREMIER REAL ESTATE MANAGEMENT LLC C/O ATKINS & OGLE LAW OFFICES, 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-000008-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT - PERSONAL SERVICE
1001 LEE STREET EAST
CHARLESTON, WV 25321

DISTRICT BIG SANDY MAP 11 PARCEL 0134 0002 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000008** , located in BIG SANDY District, 3/4A M/L DOCTORS CREEK 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 - 3439 .	\$596.39
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 2023-3389 .	\$477.51
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$197.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$821.89
Additional Statutory Fees with Interest.	\$137.86
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,231.35

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

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

Given under my hand March 27, 2025

Christal G. Perry

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-8

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **WV State Tax Department, 1001 Lee St E, Charleston, WV 25321.**

I, Samantha Bailey, being duly sworn, depose and say that on the **30th day of April, 2025 at 10:10 am, I:**

served a **GOVERNMENT AGENCY** by delivering a true copy of the **CERTIFICATE OF SALE NOTICE** to: **Matthew Irby as Authorized to Accept for WV State Tax Department**, and informed said person of the contents therein, in compliance with State Statutes.

Description of Person Served: Age: 45, Sex: M, Race/Skin Color: White, Height: 5'9", Weight: 175, Hair: Black, Glasses: ?

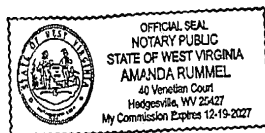
Any and all physical description details are approximations.

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 19 day
of May, 2025 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-2025003538

501114 52.7 N111

