

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

This deed made this 12th day of January, 2026 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 \$519.31, 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-001267	SANDERS KENNETH & SHERRY

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-001267	LTS 12-13-14 WILLOW BEND SUB	Jefferson District

The undersigned hereby declares that the consideration paid for the conveyance is \$519.31.

Witness the following signature:

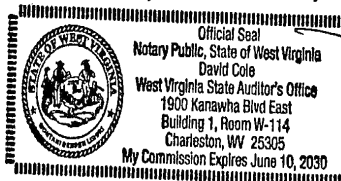
Christal G. Perry

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

State of West Virginia
County of Kanawha, to wit:

I, David Cole, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 12th day of January, 2026, has acknowledge the same before me in said County.

Given under my hand this 12th day of January, 2026. My commission expires June 10, 2030,



David Cole
David Cole
Notary Public

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

Kanawha County
Vera J. McCormick, Clerk
Instrument 4157366
02/06/2026 @ 08:32:19 AM
TAX DEED
Book 2558 @ Page 487
Pages Recorded 88
Recording Cost \$
Transfer Tax \$
142.00
5.50

CERTIFICATE OF CERTIFICATION NO: 2023-C- 001267

KANAWHA

COUNTY 16 JEFFERSON

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 16 6R 0014 0000 0000 ACCOUNT # 06799280

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
. 2022 0000075496	SANDERS KENNETH & SHERRY PO BOX 73 HURRICANE	LTS 12-13-14 WILLOW BEND SUB WV 25526
	DELINQUENT TAXES	293.04
	INTEREST	21.98
	PUBLICATIONS & NOTICES	65.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	TOTAL	395.02

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-001267

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: LTS 12-13-14 WILLOW BEND SUB

District: JEFFERSON

Map: 6R

Parcel: 0014 0000 0000

Taxpayer:

SANDERS KENNETH & SHERRY
PO BOX 73
HURRICANE, WV 25526

Delinquent Taxes: 2022 - 75496	\$395.02
Interest on Delinquent Taxes	\$23.70
Subsequent Taxes:	\$0.00
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$35.04
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$519.31
Amount Due	\$519.31
Surplus	\$0.00

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954



John B. McCuskey
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by 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: \$105.65

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-001267
County: KANAWHA COUNTY
Legal Description: LTS 12-13-14 WILLOW BEND SUB
Map: 6R Parcel: 0014 0000 0000

Name and address of those to be notified

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

SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073
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"/>

THE ESTATE OF SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073
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"/>

SHERRY SAUNDERS
1427 SCOTT DR
SAINT ALBANS, WV 25177-3335
USA

PLG 9/24 AM 11:52

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

OCCUPANT
1427 SCOTT DR
SAINT ALBANS, WV 25177
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.

AUG 5 2011 11:52

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: SANDERS KENNETH & SHERRY

LTS 12-13-14 WILLOW BEND SUB
JEFFERSON District
Kanawha County, West Virginia

Certificate No. 2023-C-001267 CIN CTS-20-2023-1267

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



AUG 30 2024 11:52

TITLE WORKSHEET



KANAWHA County - 20

Name(s) SANDERS KENNETH & SHERRY

JEFFERSON Dist (16) Map 006R Parcel 0014 Sub 0000SPLIT0000

Description LTS 12-13-14 WILLOW BEND SUB

TITLE WORK CODE: CTS-20-2023-1267

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2020, 2019, 2018, 2017, 2016, 2015, 2014: SANDERS KENNETH & SHERRY Book/Page: 2833/ 0487 Tax Class: 2

LANDBOOK 2022: SANDERS KENNETH & SHERRY Book/Page: 2833/ 0487 Tax Class: 2

LANDBOOK 2021: SANDERS KENNETH & SHERRY Book/Page: 2833 / 0487 Tax Class: 2

LANDBOOK 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: HAMMICKS DELMAR R Book/Page: 2350/ 0512 Tax Class: 2

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

TRANSFERS	GRANTOR	GRANTEE
10/12/2012	MARVEL HAMMICKS LISA HAMMICKS KELLI LEWIS FKA KELLI FRAMPTON SHERRY MCCALLISTER	DEED 2833/487 KENNETH SANDERS SHERRY SANDERS

DEED
2350/512
DT 22051774 liens

Adverse Item Table	OC/FT		
17 KENNETH SANDERS	①	/	/
4 SHERRY SANDERS	②	/	/

REFERENCE ITEMS

NO PARTY ADDRESS

20-DEED-2833-487

Sherry Sanders +
Estate of 11/11
tax address

① death 5/27/2015 WB 887/70
JUDAS - passed + interested in Sherry

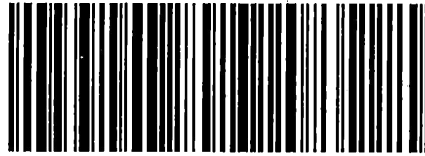
Sherry Sanders + Estate of " 11
1427 Scott Drive
St Albans 25177

② potential death 8/2/2022 DC only 158/309
✓ stop 7/25/2024 10:10pm

PLG 8/24 AM 11:52

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 8772 16



(2023-C-001267-KANAWHA COUNTY-WVTK LLC)
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS
1001 VIRGINIA STREET EAST
CHARLESTON, WV 25301

{D941483D-AA5D-4DA6-814DB27BF8310BD1}[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-001267-KANAWHA COUNTY-WVTK LLC)

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

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

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



(2023-C-001267-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT JEFFERSON MAP 6R PARCEL 0014 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001267** , located in JEFFERSON District, LTS 12-13-14 WILLOW BEND SUB which was returned delinquent or nonentered in the name of SANDERS KENNETH & SHERRY , 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 December 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before November 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 75496 .	\$493.78
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$134.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$716.50
Additional Statutory Fees with Interest.	\$547.60
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,892.83

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

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

Given under my hand September 2, 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

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



(2023-C-001267-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
1427 SCOTT DR
SAINT ALBANS, WV 25177

D941483D-AA5D-4DA6-814DB27BF8310BD1}[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-001267-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
1427 SCOTT DR
SAINT ALBANS, WV 25177

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

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



(2023-C-001267-KANAWHA COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL
1427 SCOTT DR
SAINT ALBANS, WV 25177

DISTRICT JEFFERSON MAP 6R PARCEL 0014 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001267** , located in JEFFERSON District, LTS 12-13-14 WILLOW BEND SUB which was returned delinquent or nonentered in the name of SANDERS KENNETH & SHERRY , 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 - 75496 .	\$454.27
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$129.45
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$655.93
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,239.65

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/04/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7943 22. Our records indicate that this item was delivered on 08/01/2025 at 10:40 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
Jonah A. Ansell

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

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-001267 KANAWHA COUNTY



Date Produced: 09/08/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8772 16. Our records indicate that this item was delivered on 09/04/2025 at 01:00 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature, possibly "Jm", followed by the number "007" written in a large, stylized font.

Address of Recipient :

1001

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-001267 KANAWHA



**UNITED STATES
POSTAL SERVICE**

Date Produced: 12/15/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 0981 22. Our records indicate that this item was delivered on 12/12/2025 at 12:40 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

James A. Annett
James A. Annett

Address of Recipient :

**18102 SENECA TRL,
MARLINTON, WV 24954**

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-001267 KANAWHA COUNTY



Date Produced: 02/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6799 02. 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-mathia Anna

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

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-001267 KANAWHA COUNTY



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 6806 32. Our records indicate that this item was delivered on 02/13/2025 at 11:23 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
J. Nathan Amos

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

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-001267 KANAWHA COUNTY



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 6830 15. Our records indicate that this item was delivered on 02/13/2025 at 11:23 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
J. Nathan Amos

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.

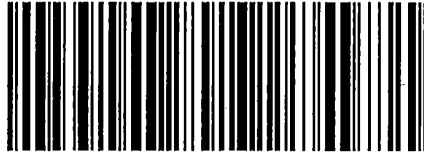
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-001267 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 3680 97



(2023-C-001267-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

[D941483D-AA5D-4DA6-814DB27BF8310BD1][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-001267-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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

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



(2023-C-001267-KANAWHA COUNTY- WVTk LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT JEFFERSON MAP 6R PARCEL 0014 0000 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No. 2023-C-001267** , located in JEFFERSON District, LTS 12-13-14 WILLOW BEND SUB which was returned delinquent or nonentered in the name of SANDERS KENNETH & SHERRY , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

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Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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




Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3680 97. Our records indicate that this item was delivered on 08/26/2024 at 06:39 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
X	
Printed Name	Elizabeth Ayers

Address of Recipient :

Delivery Address
WV TAX

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

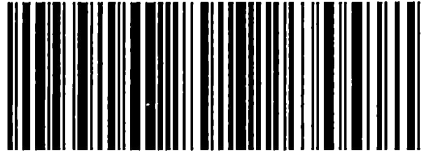
Sincerely,
United States Postal Service

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-001267 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 3680 80



(2023-C-001267-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

D941483D-AA5D-4DA6-814DB27BF8310BD1}[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-001267-KANAWHA COUNTY-WVTK LLC)

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

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

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



(2023-C-001267-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT JEFFERSON MAP 6R PARCEL 0014 0000 0000

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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,239.65

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Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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



UNITED STATES
POSTAL SERVICE.

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3680 80. Our records indicate that this item was delivered on 08/26/2024 at 12:41 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. String
David W String
2014 K... V... 12

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-001267 KANAWHA



State of West Virginia
Office of the State Auditor
County Collections Division
State Capitol, Building 1, Suite W-118
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305

RETURN SERVICE
REQUESTED

PRESORTED
FIRST CLASS



US POSTAGE - FITNEY BOWES
ZIP 25311 \$000.59³
02 4N
0000377388 AUG. 26, 2024

24 SEP 9 AM 11:25

(2023-C-001267-KANAWHA COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
1427 SCOTT DR
SAINT ALBANS, WV 25177

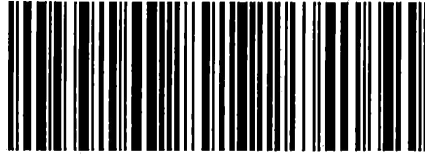
9327090334603615

WEST VIRGINIA
COUNTY COLLECTIONS DIVISION

NIXIE 152 DE 1260 0009/03/24
NOT DELIVERABLE TO SENDER
RETURN TO SENDER
UNABLE TO AS ADDRESSED
SC: 25305000999 *0596-00048-02-40

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 3680 59



(2023-C-001267-KANAWHA COUNTY-WVTK LLC)

SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073

[D941483D-AA5D-4DA6-814DB27BF8310BD1]}[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-001267-KANAWHA COUNTY-WVTK LLC)

SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073

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

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



(2023-C-001267-KANAWHA COUNTY- WVTK LLC)

SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073

DISTRICT JEFFERSON MAP 6R PARCEL 0014 0000 0000

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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

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 3680 59

(2023-C-001267-KANAWHA COUNTY-WVTK LLC)

SHERRY SAUNDERS

PO BOX 73

HURRICANE, WV 25526-0073

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452 . Die 4

06083/02/24

RETURN TO SENDER
UNABLE TO FORWARD
VACANT

BC: 25305052.139

1871-02282-23-39

VAC
25-30570621

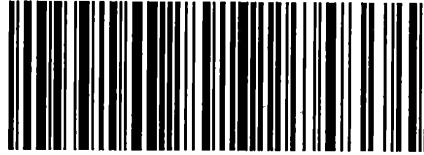
09-07-68



US POSTAGE  **PITNEY BOWES**
 ZIP 25305 **\$ 008.16⁰**
 02 4M
 000038,1984 AUG. 23, 2024

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3680 66



(2023-C-001267-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073

D941483D-AA5D-4DA6-814DB27BF8310BD1}[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-001267-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073

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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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(2023-C-001267-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073

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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

CERTIFIED MAIL™

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

(2023-C-001267-KANAWHA COUNTY-WTK LLC)
THE ESTATE OF SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073

USPS CERTIFIED MAIL



9414 8091 0924 9001 3680 66

CERTIFICATION WV 25305

SEP 24 PM 3:41



US POSTAGE PTNEY BOWES
ZIP 25305 \$ 008.16⁰
02 4M
0009381984 AUG. 23, 2024.

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9 SEP 24 AM 11:55

NEXT

152 DE 1

0008/30/24

RETURN TO SENDER
UNABLE TO FORWARD

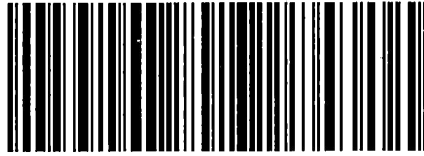
BC: 25305000999

*1871-02386-23-39

VAC
25526530530009

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 3680 73



(2023-C-001267-KANAWHA COUNTY-WVTK LLC)

SHERRY SAUNDERS
1427 SCOTT DR
SAINT ALBANS, WV 25177-3335

D941483D-AA5D-4DA6-814DB27BF8310BD1}[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-001267-KANAWHA COUNTY-WVTK LLC)

SHERRY SAUNDERS
1427 SCOTT DR
SAINT ALBANS, WV 25177-3335

To: SHERRY SAUNDERS, THE ESTATE OF SHERRY SAUNDERS, SHERRY SAUNDERS, OCCUPANT, IRS,
ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees,
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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-001267-KANAWHA COUNTY- WVTk LLC)

SHERRY SAUNDERS
1427 SCOTT DR
SAINT ALBANS, WV 25177-3335

DISTRICT JEFFERSON MAP 6R PARCEL 0014 0000 0000

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Charleston, West Virginia 25305
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CERTIFIED MAIL™

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

(2023-C-001267-KANAWHA COUNTY-WVTK LLC)
SHERRY SAUNDERS
1427 SCOTT DR
SAINT ALBANS, WV 25177-3335

9414 8091 0924 9001 3680 73



USPS CERTIFIED MAIL

SEP 24 2024 2:24 PM 34



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

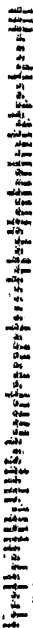
SEP 24 2024 11:15

251 725 565 560 09

UTP

BC: 25305000999

*1871-02757-23-39



NIXIE

152 FE 1

0009/20/24

NOT DELIVERABLE TO SENDER
UNABLE TO FORWARD

Handwritten initials



**UNITED STATES
POSTAL SERVICE**

Date Produced: 09/30/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3680 73. Our records indicate that this item was delivered on 09/24/2024 at 06:47 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	<i>Philip Crist</i>
Printed Name	Philip Crist

Address of Recipient :

Delivery Address	1400 Kanawha Blvd
------------------	-------------------

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-001267 KANAWHA



**UNITED STATES
POSTAL SERVICE**

Date Produced: 09/09/2024

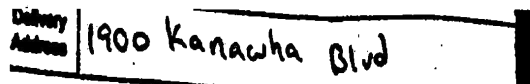
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3680 59. Our records indicate that this item was delivered on 09/06/2024 at 06:13 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-001267 KANAWHA



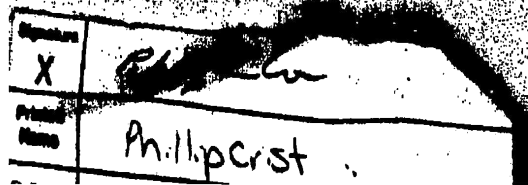
**UNITED STATES
POSTAL SERVICE**

Date Produced: 09/09/2024

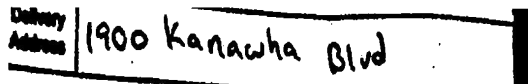
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Address of Recipient :



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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-001267-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF SHERRY SAUNDERS - SECRETARY OF STATE
PO BOX 73
HURRICANE, WV 25526-0073

[D941483D-AA5D-4DA6-814DB27BF8310BD1}][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-001267-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF SHERRY SAUNDERS - SECRETARY OF STATE
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HURRICANE, WV 25526-0073

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County Collections Division
1900 Kanawha Boulevard East
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(2023-C-001267-KANAWHA COUNTY- WVTk LLC)

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DISTRICT JEFFERSON MAP 6R PARCEL 0014 0000 0000

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G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
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Division 1900 Kanawha Boulevard East
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Charleston, West Virginia 25305
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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-001267-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF SHERRY SAUNDERS - SECRETARY OF STATE
PO BOX 73
HURRICANE, WV 25526-0073

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

941483D-AA5D-4DA6-814DB27BF8310BD1}[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-001267-KANAWHA COUNTY-WVTK LLC)

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1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2023-C-001267-KANAWHA COUNTY- WVTk LLC)

THE ESTATE OF SHERRY SAUNDERS - SECRETARY OF STATE
PO BOX 73
HURRICANE, WV 25526-0073

DISTRICT JEFFERSON MAP 6R PARCEL 0014 0000 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No. 2023-C-001267** , located in JEFFERSON District, LTS 12-13-14 WILLOW BEND SUB which was returned delinquent or nonentered in the name of SANDERS KENNETH & SHERRY , 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 - 75496 .	\$454.27
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$129.45
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$655.93
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,239.65

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

Given under my hand August 22, 2024

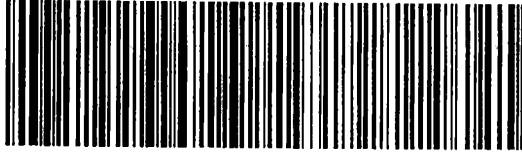
G. Russell Rollyson, Jr.

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

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

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

USPS CERTIFIED MAIL™



9214 8901 1251 3410 0004 0021 64

THE ESTATE OF SHERRY SAUNDERS
PO BOX 738
HURRICANE, WV 25526



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

Control Number: 328948

Defendant: THE ESTATE OF SHERRY
SAUNDERS
PO BOX 738
HURRICANE, WV 25526 US

County: State of West Virginia

Civil Action: NTR189513 2023-C-001267
KANAWHA

Certified Number: 92148901125134100004002164

Service Date: 9/13/2024

I am enclosing:

1 notice to redeem

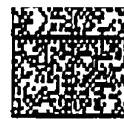
which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in your name and on your behalf.

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,

Mac Warner

Mac Warner
Secretary of State



ZIP 25311 \$ 009
02 4W
0000377388 SEP. 1

VAC

-R-T-S- 255265003-1N *92 10/03/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD
RETURN TO SENDER



OCT 23 '24 PM 12:33

NOTICE TO REDEEM

**CERT NO. 2023-C-001267
KANAWHA COUNTY
WVTK LLC**

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

**DISTRICT JEFFERSON
MAP 6R
PARCEL 0014 0000 0000**

You will take notice that WTK LLC, the purchaser of the following real estate, Certification No. 2023-C-001267, LOCATED IN JEFFERSON DISTRICT, LTS 12-13-14 WILLOW BEND SUB which was returned delinquent or nonentered in the name of SANDERS KENNETH & SHERRY, 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. WTK LLC requests that you be notified a deed for such real estate will be made on or after DECEMBER 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before NOVEMBER 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022-75496 \$493.78

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

Subsequent of taxes paid on the property, with interest to for tax year \$0.00

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$134.95

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$716.50

Additional Statutory Fees with interest \$547.60

Total amount due and payable to WV State Auditor: cashier check, money order, certified or personal check \$1892.83

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

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

Given under my hand SEPTEMBER 2, 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

LC-347909
09/12/19/26/2025

Ad Number 347909

Kan

23-C-1267

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

I Janice Alston, Classified Advertising

Representative of the The Charleston Gazette-Mail, a newspaper

published in the county of Kanawha, West Virginia, hereby

certify that the annexed publication was inserted in said

newspaper The Charleston Gazette-Mail.

The cost of publishing said annexed advertisement

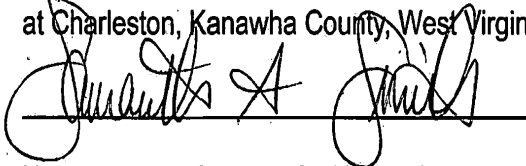
as aforesaid was \$ 288.80

Commencing On: 09/12/2025

Ending On: 09/26/2025

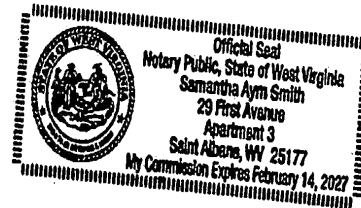
Given under my hand this day 09/26/2025

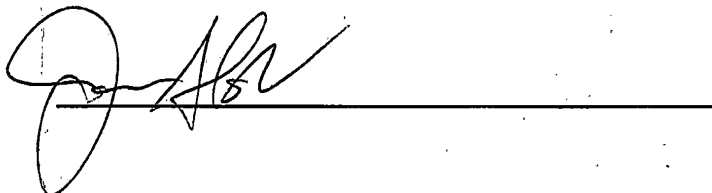
Sworn to and subscribed before me 09/26/2025
at Charleston, Kanawha County, West Virginia



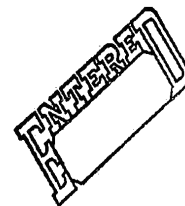
Notary Public of, in and for Kanawha County, West Virginia

MY COMMISSION EXPIRES: 2/14/2027





SEP 30 25 11:25



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



(2023-C-001267-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF SHERRY SAUNDERS - SECRETARY OF STATE
PO BOX 73
HURRICANE, WV 25526-0073

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

{D941483D-AA5D-4DA6-814DB27BF8310BD1}{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-001267-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF SHERRY SAUNDERS - SECRETARY OF STATE
PO BOX 73
HURRICANE, WV 25526-0073

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

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



(2023-C-001267-KANAWHA COUNTY- WVTk LLC)

THE ESTATE OF SHERRY SAUNDERS - SECRETARY OF STATE
PO BOX 73
HURRICANE, WV 25526-0073

DISTRICT JEFFERSON MAP 6R PARCEL 0014 0000 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No. 2023-C-001267** , located in JEFFERSON District, LTS 12-13-14 WILLOW BEND SUB which was returned delinquent or nonentered in the name of SANDERS KENNETH & SHERRY , 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 - 75496 .	\$454.27
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$129.45
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$655.93
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,239.65

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

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: 328948

Defendant: THE ESTATE OF SHERRY
SAUNDERS
PO BOX 738
HURRICANE, WV 25526 US

County: State of West Virginia

Civil Action: NTR189513 2023-C-001267
KANAWHA

Certified Number: 92148901125134100004002164

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.***

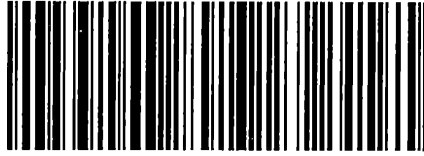
Sincerely,

Mac Warner

Mac Warner
Secretary of State

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 6830 15



(2023-C-001267 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

D941483D-AA5D-4DA6-814DB27BF8310BD1}{[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-001267
THE ESTATE OF SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073

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 **\$50.16**. 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

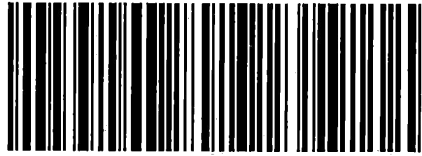
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

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 6799 02



(2023-C-001267 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

D941483D-AA5D-4DA6-814DB27BF8310BD1}[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-001267
SHERRY SAUNDERS
1427 SCOTT DR
SAINT ALBANS, WV 25177-3335

Dear Purchaser:

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

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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

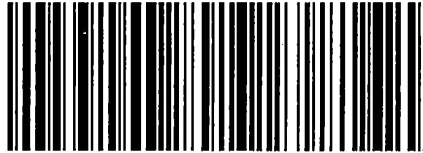
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

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 6806 32



(2023-C-001267 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

D941483D-AA5D-4DA6-814DB27BF8310BD1}[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-001267
SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073

Dear Purchaser:

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

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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 **\$50.16**. 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

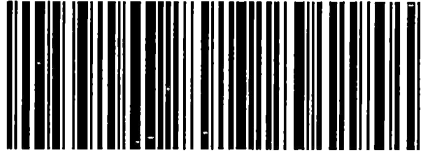
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

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 7943 22



(2023-C-001267 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

D941483D-AA5D-4DA6-814DB27BF8310BD1}[RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands
07/30/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-001267
THE ESTATE OF SHERRY SAUNDERS
1423 SCOTT DR
SAINT ALBANS, WV 25177

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 **\$320.86**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

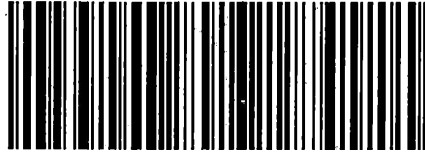
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PO Box by Personal Service****

Personal Service ☐

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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 9002 0981 22



(2023-C-001267 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

D941483D-AA5D-4DA6-814DB27BF8310BD1}[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
12/09/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-001267
SHERRY SAUNDERS
75 ADA DELL AVE A6
HURRICANE, WV 25526

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. As part of that step, you are requested to conduct a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records.

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 **thirty (30) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.86**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service ☐

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

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

Dear Purchaser:

Personal service on the above captioned individual was returned to the West Virginia State Auditor's Office as a result of the process server's **Affidavit of Non-Service**.

Please contact your attorney to see how you wish to ensure service of process. If all service of process has been exhausted on this property, then you or your attorney must provide our office with the enclosed affidavit indicating that you conducted a subsequent search of all publicly available county records, including but not limited to county tax records and the county clerk's records, and no new addresses for the person designated as being entitled to notice to redeem were discovered through due diligence. If this affidavit is completed by you as the purchaser, then your signature must be notarized. For our office to accept an affidavit a request for publication along with the funds to complete this publication must accompany this affidavit if publication was not requested in your original request. You may visit our website at

<https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate this cost.

Please provide the West Virginia State Auditor's Office with that information within the reasonable period of time of thirty (30) days from the receipt of this letter if you wish to continue with the deed process.

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

Sincerely,

County Collections Division

AFFIDAVIT OF EXHAUSTION FOR PURCHASER

County: _____



Certificate Number: _____

Purchaser Name: _____

I, _____, on behalf of the purchaser of the above listed tax lien, hereby certify that I have undertaken a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records, to discover any new addresses for the person/persons that were previously designated in the purchaser's notice to redeem list and which were returned as unclaimed or undeliverable. Through execution of proper due diligence in conducting a subsequent search, I certify that I was unable to identify any new addresses. Insofar as no additional addresses were discovered in the county records, I request that publication be utilized as a final step in the notice process.

Complete the following paragraph only if a party entitled to notice is discovered to be deceased.

I, _____, affirm that _____, a party previously designated by the purchaser as entitled to notice to redeem, is deceased and that their administrator/executor has previously been provided with notice to redeem or no administrator/executor was ever appointed.

I swear or affirm under penalty of law that the above information is true and accurate:

Applicant

State of: _____,

County of: _____,

The foregoing instrument was acknowledged by me this ____ day of _____, 20__, by _____.

My commission expires: _____, _____.

Notary Public

West Virginia State Auditor's Office

Supplemental Notice to Redeem Form

Total Cost: \$177.32

Billing Name / Organization: WVTk LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-001267

County: KANAWHA

Legal Description: LTS 12-13-14 WILLOW BEND SUB

Map: 6R Parcel: 0014 0000 0000

Name and address of those to be notified

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

SHERRY SAUNDERS
75 ADA DELL AVE A6
HURRICANE, WV 25526
USA

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

THE ESTATE OF SHERRY SAUNDERS
1423 SCOTT DR
SAINT ALBANS, WV 25177
USA

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

FEB 24 25 PM 12:04

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



(2023-C-001267-KANAWHA COUNTY-WVTK LLC)
SHERRY SAUNDERS - PERSONAL SERVICE
75 ADA DELL AVE A6
HURRICANE, WV 25526

{D941483D-AA5D-4DA6-814DB27BF8310BD1}[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-001267-KANAWHA COUNTY-WVTK LLC)

SHERRY SAUNDERS - PERSONAL SERVICE
75 ADA DELL AVE A6
HURRICANE, WV 25526

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

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



(2023-C-001267-KANAWHA COUNTY- WVTK LLC)

SHERRY SAUNDERS - PERSONAL SERVICE
75 ADA DELL AVE A6
HURRICANE, WV 25526

DISTRICT JEFFERSON MAP 6R PARCEL 0014 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001267** , located in JEFFERSON District, LTS 12-13-14 WILLOW BEND SUB which was returned delinquent or nonentered in the name of SANDERS KENNETH & SHERRY , 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 December 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before November 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 75496 .	\$493.78
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$134.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$716.50
Additional Statutory Fees with Interest.	\$547.60
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,892.83

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

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

Given under my hand September 2, 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**

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



(2023-C-001267-KANAWHA COUNTY-WVTK LLC)

SHERRY SAUNDERS - PERSONAL SERVICE
75 ADA DELL AVE A6
HURRICANE, WV 25526

SEP 17 '25 AM 11:51

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

DOES NOT LIVE AT ADDRESS PROVIDED.
Current Resident has been there for
5 years and does NOT know her.

UNSERVABLE

Mike Hoffman P-2
9/9/25

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



(2023-C-001267-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF SHERRY SAUNDERS - PERSONAL SERVICE
1423 SCOTT DR
SAINT ALBANS, WV 25177

{D941483D-AA5D-4DA6-814DB27BF8310BD1}[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-001267-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF SHERRY SAUNDERS - PERSONAL SERVICE
1423 SCOTT DR
SAINT ALBANS, WV 25177

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

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



(2023-C-001267-KANAWHA COUNTY- WVTk LLC)

THE ESTATE OF SHERRY SAUNDERS - PERSONAL SERVICE
1423 SCOTT DR
SAINT ALBANS, WV 25177

DISTRICT JEFFERSON MAP 6R PARCEL 0014 0000 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No. 2023-C-001267** , located in JEFFERSON District, LTS 12-13-14 WILLOW BEND SUB which was returned delinquent or nonentered in the name of SANDERS KENNETH & SHERRY , 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 - 75496 .	\$470.07
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 .	\$0.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$131.65
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$680.16
Additional Statutory Fees with Interest.	\$180.87
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,462.75

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-1267

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on The Estate of Sherry Saunders, 1423 Scott Dr, Saint Albans, WV 25177.

I, Samantha Bailey, being duly sworn, depose and say that on the **1st day of May, 2025** at **8:21 pm**, I:

POSTED by attaching a true copy of the **CERTIFICATE OF SALE NOTICE** to a conspicuous place on the property of the within named person's **LAST KNOWN DWELLING PLACE OR LAST KNOWN USUAL PLACE OF ABODE** at the address of: **1423 Scott Dr, Saint Albans, WV 25177**.

Additional Information pertaining to this Service:

5/1/2025 8:21 pm Attempted 1423 Scott Dr, Saint Albans, WV 25177. Subject does not live at address per current resident. Documents posted.

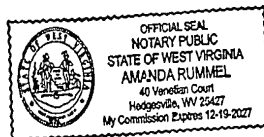
Any and all physical description details are approximations.

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

Subscribed and Sworn to before me on the 19 day
of May, 25 by the affiant who is
personally known to me.

Amanda Rummel
NOTARY PUBLIC

My Commission Expires: 12/19/27



Samantha Bailey
Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025003463

50:11W 52:7MM



AFFIDAVIT OF EXHAUSTION FOR PURCHASER

County: KANAWHA

Certificate Number: 2023-C-001267/SHERRY SAUNDERS

Purchaser Name: WVTK LLC

I, Oak Hall, member, on behalf of the purchaser of the above listed tax lien, hereby certify that I have undertaken a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records, to discover any new addresses for the person/persons that were previously designated in the purchaser's notice to redeem list and which were returned as unclaimed or undeliverable. Through execution of proper due diligence in conducting a subsequent search, I certify that I was unable to identify any new addresses. Insofar as no additional addresses were discovered in the county records, I request that publication be utilized as a final step in the notice process.

Complete the following paragraph only if a party entitled to notice is discovered to be deceased.

I, Oak Hall, member, affirm that SHERRY SAUNDERS, a party previously designated by the purchaser as entitled to notice to redeem, is deceased and that their administrator/executor has previously been provided with notice to redeem or no administrator/executor was ever appointed.

I swear or affirm under penalty of law that the above information is true and accurate:

Oak Hall

Applicant

State of: WV

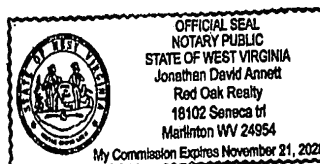
County of: Pocahontas

DEC 16 2025 11:08

The foregoing instrument was acknowledged by me this 15 day of December, 2025, by Jonathan Annett.

My commission expires: 11/21/28

Jonathan Annett
Notary Public



WVTK LLC
18102 Seneca Trail
Marlinton, WV 24954

Local 3043894951
Toll Free
Fax 8155502328
URL

07/31/25

ATTN: Melinda Wickline
OFFICE OF THE STATE AUDITOR
1900 Kanawha BLVD, EAST
State Capitol Complex, Building 1, Room W-114
Charleston, WV 25305

Dear WVSAO,

Enclosed please find the following affidavit:
KANAWHA COUNTY 2023-C-1267 / THE ESTATE OF SHERRY SAUNDERS
Please publish, funds enclosed (270.16)

Thanks,

AUG 5 2025 AM 10:05

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

RE: KANAWHA COUNTY 2023-C-1267

WVTK LLC has stated to me that, to the best of its knowledge and records, it has performed the following steps:

IN RESPONSE TO RE: THE ESTATE OF SHERRY SAUNDERS (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-1267, delinquent in the name of SANDERS KENNETH & SHERRY. Described as LTS 12-13-14 WILLOW BEND SUB

WVTK LLC properly prepared and submitted a list of names to be serviced by the auditors office, along with sufficient deposit of funds. The names to be served included the following: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, OCCUPANT, SHERRY SAUNDERS, THE ESTATE OF SHERRY SAUNDERS, WV STATE TAX DEPARTMENT

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

SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073
by Certified mail

THE ESTATE OF SHERRY SAUNDERS
PO BOX 73
HURRICANE, WV 25526-0073
by Certified mail, by secretary of state

SHERRY SAUNDERS
1427 SCOTT DR
SAINT ALBANS, WV 25177-3335
by Certified mail

Occupant
1427 SCOTT DR
Saint Albans, WV 25177
as occupant

IRS, Attn: Advisory Consolidated Receipts
7940 Kentucky Drive
Stop 2850F
Florence, KY 41042
by Certified mail

WV State Tax Department
Po Box 229
Charleston, WV 25321
by Certified mail

AUG 5 2025 AM 10:05

Some of the initial notices failed to meet the auditors standards of notice. Based on recent federal court ruling, the Auditor requested additional steps in the following return mail letters:

RE: SHERRY SAUNDERS (shown on auditors site, NTR ID 9948/1

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon SHERRY SAUNDERS. These efforts included, but were not limited to completing the following steps:

Reviewing the results of the notices available in the scans on the auditor's website;

Review of available public records;

Review of online resources such as address finding sites, google, etc.

Having completed a diligent research, WVTk LLC requested SHERRY SAUNDERS be served at 75 ADA DELL AVE A6 , HURRICANE, WV 25526 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: THE ESTATE OF SHERRY SAUNDERS (shown on auditors site, NTR ID 9948/2

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon THE ESTATE OF SHERRY SAUNDERS. These efforts included, but were not limited to completing the following steps:

Reviewing the results of the notices available in the scans on the auditor's website;

Review of available public records;

Review of online resources such as address finding sites, google, etc.

Review of West Virginia Secretary of State business data

Having completed a diligent research, WVTk LLC requested THE ESTATE OF SHERRY SAUNDERS be served at 1423 SCOTT DR , SAINT ALBANS, WV 25177 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: SHERRY SAUNDERS (shown on auditors site, NTR ID 9948/3

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon SHERRY SAUNDERS. These efforts included, but were not limited to completing the following steps:

Reviewing the results of the notices available in the scans on the auditor's website;

Review of available public records;

Review of online resources such as address finding sites, google, etc.

Having completed a diligent research, WVTk LLC requested SHERRY SAUNDERS be served at 1427 SCOTT DR , SAINT ALBANS WV 25177-3335 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

The certificate remains unredeemed.

Having been unable to perfect service in a manner that satisfies the state auditor's office review, publication is called for by West Virginia code. WVTk LLC requests notice by publication and hereby deposits funds sufficient for publication simultaneously herewith. WVTk LLC hereby requests the deed be issued to WVTk LLC, upon the expiration of redemption period afforded by publication.



Susan (Allie) Callison
West Virginia State Bar No: 14541

AUG 5 2025 AM 10:05