

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 \$5,000.00, 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-000910 | HUNTER PRINCE A JR & GERALDINE M |

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-000910 | LT 30 BK 126 WASHINGTON 4726 | Kanawha City Corp District |

The undersigned hereby declares that the consideration paid for the conveyance is \$5,000.00.

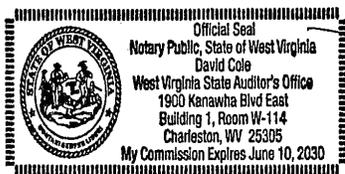
Witness the following signature:

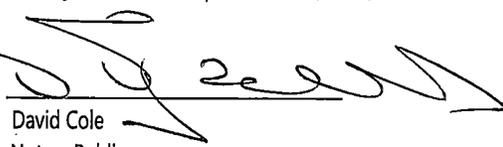
Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

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 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
Notary Public

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

Kanawha County
Yera J McCormick, Clerk
Instrument 4157370
02/06/2026 @ 08:32:23 AM
TAX DEED
Book 3358 @ Page 774
Pages Recorded 156
Recording Cost \$ 217.00
Transfer Tax \$ 27.50

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000910

KANAWHA

COUNTY 13 KAN C

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 13 14 0065 0000 0000 ACCOUNT # 06078488

| YR TICKET | PERSON CHARGED WITH TAXES | DESCRIPTION |
|-----------------|---|--|
| 2022 0000046516 | HUNTER PRINCE A JR & GERALDINE M 4726 WASH AVE SE CHARLESTON | LT 30 BK 126 WASHINGTON 4726 WV 25304 |
| | DELINQUENT TAXES | 1479.00 |
| | INTEREST | 110.92 |
| | PUBLICATIONS & NOTICES | 55.00 |
| | CERT PUBLICATION | 15.00 |
| | SUBSEQUENT TAXES | AMOUNT |
| | 2023 0000046403 | 1551.87 |
| | TOTAL | 3211.79 |

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-000910

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: LT 30 BK 126 WASHINGTON 4726

District: KANAWHA CITY CORP **Map:** 14 **Parcel:** 0065 0000 0000

Taxpayer:

HUNTER PRINCE A JR & GERALDINE M
4726 WASH AVE SE
CHARLESTON, WV 25304

| | |
|--------------------------------------|-------------------|
| Delinquent Taxes: 2022 - 46516 | \$1,659.92 |
| Interest on Delinquent Taxes | \$99.60 |
| Subsequent Taxes: 2023-46403 | \$1,626.76 |
| Back Taxes: | \$0.00 |
| Certification Fee | \$25.25 |
| Publication Fee | \$30.30 |
| Auditor's Fee | \$110.00 |
| Courthouse Facility Improvement Fund | \$10.00 |
| | |
| Amount of Bid | \$5,000.00 |
| | |
| Amount Due | \$3,561.83 |
| | |
| Surplus | \$1,438.17 |

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: \$349.28

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-000910
County: KANAWHA COUNTY
Legal Description: LT 30 BK 126 WASHINGTON 4726
Map: 14 Parcel: 0065 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"/> |

ADMINISTRATOR OF PRINCE HUNTER ESTATE
4726 WASH AVE SE
CHARLESTON, WV 25304
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"/> |

PRINCE HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304
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 GERALDINE HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304
USA

JUL 18 '24 PM 1:36

| | | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------|--------------------------|
| 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"/> |

ADMINISTRATOR OF PRINCE HUNTER ESTATE
 4724 WASH AVE SE
 CHARLESTON, WV 25304
 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"/> |

PRINCE HUNTER
 4724 WASH AVE SE
 CHARLESTON, WV 25304
 USA

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

THE ESTATE OF GERALDINE HUNTER
 4724 WASH AVE SE
 CHARLESTON, WV 25304
 USA

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

THE SANITARTY BOARD
 208 26TH ST W
 CHARLESTON, WV 25387-1818
 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"/> |

CITY OF CHARLESTON
 OFFICE OF THE CITY COLLECTION
 915 QUARRIER ST
 CHARLESTON, WV 25301-2622
 USA

| | | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------|--------------------------|
| Certified Mail Only | Certified & Regular Mail | Publication | Personal Service | Secretary of State | Regular Mail Only to Occupant | Foreign Mail |
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STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229
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"/> |

ADMINISTRATOR OF PRINCE HUNTER ESTATE
102 OLDE ASH LN
CHARLESTON, WV 25311-1700
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"/> |

PRINCE HUNTER
102 OLDE ASH LN
CHARLESTON, WV 25311-1700
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 GERALDINE HUNTER
102 OLDE ASH LN
CHARLESTON, WV 25311-1700
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"/> |

JUL 18 '24 PM 1:36

RYAN HUNTER
1952 JOYCE AVE
COLUMBUS, OH 43219-1053
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"/> |

RYAN HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304
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"/> |

RAINA HUNTER
840 N HILLS DR
CHARLESTON, WV 25387-1230
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"/> |

ANNET COCHRAN
11209 S REDBUD ST
JENKS, OK 74037-4365
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"/> |

RYAN HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304
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"/> |

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"/> |

JUL 18 '24 PM 1:36

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

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

JUL 18 '24 PM 1:36

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: HUNTER PRINCE A JR & GERALDINE M

LT 30 BK 126 WASHINGTON 4726
KANAWHA CITY CORP District
Kanawha County, West Virginia

Certificate No. 2023-C-000910 CIN CTS-20-2023-910

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 1:37

Prince A Hunter Jr
 4724 Washington Ave SE
 Chas Wn 05304

TITLE WORKSHEET



County - 20

Name(s) HUNTER PRINCE A JR & GERALDINE M
 KANAWHA CITY CORP Dist (13) Map 0014 Parcel 0065 Sub 0000SPLIT0000
 Description LT 30 BK 126 WASHINGTON 4726

TITLE WORK CODE: CTS-20-2023-910
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: HUNTER PRINCE A JR & GERALDINE M Book/Page: 2126/0424 Tax Class: 4
 LANDBOOK 2022: HUNTER PRINCE A JR & GERALDINE M Book/Page: 2126/0424 Tax Class: 4
 LANDBOOK 2021: HUNTER PRINCE A JR & GERALDINE M Book/Page: 2126/0424 Tax Class: 4

TRANSFERS GRANTOR GRANTEE

6/24/1986 ^{LE} Gladys Ward Love by 2126/424 Prince A Hunter Jr
 [Dorothy W Ratcliff] GW 32L Geraldine M Hunter
 (Attorney in fact)
 G.J. Ratcliff by
 Nancy Ratcliff by
 Attorney in fact

2/8/79 Gladys Ward Love conveyed to G.J. Ratcliff 1897/317 G.J. Ratcliff
 Reserving Life Estate

| | oe | DT | Uens | etc |
|----------------------|----|----|--------|-----|
| Hunter, Prince A Jr. | / | / | (3)(4) | (1) |
| Hunter, Geraldine M | / | / | / | (5) |

③ lien for sewer charges
 Sanitary Board of the City of Charleston 12/08/2023
 208 26th St W J364/372
 Charleston WV 25387-1818

③ tax lien 7/11/2023 J361/887
 City of Charleston
 City Collectors Office

④ State tax lien 2/28/2019 STATE 297/559
 State of WV, Compliance Division Army

8/25/2000? CTS-20-2023-910

① death 8/25/2000 2 8/25/2000 2010/583

Adm. appt. 4/21/2023 F 343/285

no will/appraisal recorded

estate not closed. rep: Prince Hunter

sole heir: wife, Geraldine

2/28/2023

⑤ death, date unknown Prince

no will/appraisal on record

Appt of adm. 4/21/2023 F 343/287

rep: Prince Hunter estate not closed

Prince Hunter

Administrator of Prince Hunter Estate

102 Old Ash Lane

Charleston WV 25311-1700

" "

" " Geraldine Hunter Estate

" "

" "

heirs: Prince Hunter

Annet Cochran

Ryan Hunter

Raina Hunter

| OC | DT | Heir | etc |
|----|----|------|-----|
| | | | |
| | | | |
| | | | |
| | | | |

JUL 18 24 PM '27

CTS-20-2023-910

~~Ryan Hunter~~

Ryan Hunter

2/8/2010

J280/866

1952 Joyce Ave

Columbus OH 43219

Ryan Hunter

5/1/2018 R 1304/361

4724 Washington Ave SE

Charleston WV 25304-1930

Raina Hunter

4/12/2023 TD 4687/365

840 North Hills Drive

11/21/2023 F313/287

Charleston WV 25387-1288

Annet Cochran

11209 S. Redbird Street

Jenks OK 74037-4365

Ryan Hunter

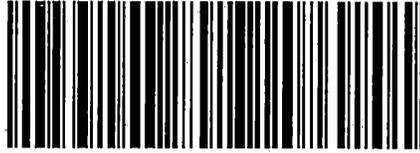
4726 Washington Avenue SE

Charleston WV 25304

JUL 18 '24 PM 1:37

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 8771 24



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS
1001 VIRGINIA STREET EAST
CHARLESTON, WV 25301

{4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

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

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000910** , located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M , 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 - 46516 . | \$2,074.90 |
| Back tax tickets, with interest, and charges due on the date of certification for ticket number | \$0.00 |
| Subsequent of taxes paid on the property, with interest to for tax year 2023-46403 . | \$1,925.30 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$216.00 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$996.67 |
| Additional Statutory Fees with Interest. | \$639.55 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$5,852.42 |

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

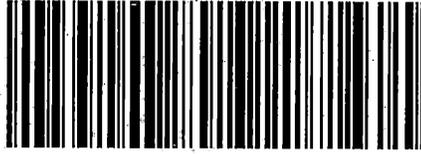
Christal G. Perry

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2905 89



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

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| | |
|--|-------------------|
| Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 46516 . | \$1,892.31 |
| 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 2023-46403 . | \$1,752.46 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.95 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.25 |
| Additional Statutory Fees with Interest. | \$0.00 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.97 |

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

Date Produced: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2905 89. Our records indicate that this item was delivered on 08/03/2024 at 09:53 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

| | | |
|--------------|-------------------------------------|---|
| Signature | <input checked="" type="checkbox"/> |  |
| Printed Name | | Elizabeth Ayers |

Address of Recipient :

| | |
|------------------|--------|
| Delivery Address | WV TAX |
|------------------|--------|

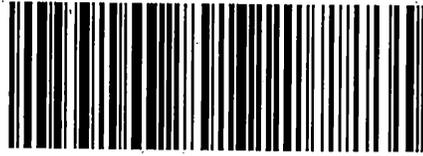
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2905 03



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

PRINCE HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

PRINCE HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

PRINCE HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000910** , located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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| Back tax tickets, with interest, and charges due on the date of certification for ticket number | \$0.00 |
| Subsequent of taxes paid on the property, with interest to for tax year 2023-46403 . | \$1,752.46 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.95 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.25 |
| Additional Statutory Fees with Interest. | \$0.00 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.97 |

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

Given under my hand August 1, 2024

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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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Date Produced: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient :



Address of Recipient :



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Sincerely,
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Customer Reference Number: 2023-C-000910 KANAWHA

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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 2905 10



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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.

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County Collections Division
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(2023-C-000910-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF GERALDINE HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

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Date Produced: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient :

A handwritten signature in black ink, appearing to be a stylized name with a long horizontal stroke extending to the right.

Address of Recipient :

A handwritten address in black ink, appearing to be a street name and number, possibly "47th Street".

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.

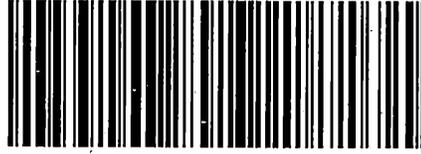
Sincerely,
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Customer Reference Number: 2023-C-000910 KANAWHA

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 2907 18



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

RYAN HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

RYAN HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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.

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County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000910-KANAWHA COUNTY- WVTK LLC)

RYAN HUNTER
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CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

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Date Produced: 08/05/2024

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Signature of Recipient :



Address of Recipient :



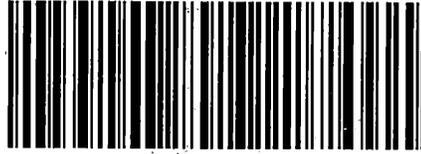
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2905 96



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

ADMINISTRATOR OF PRINCE HUNTER ESTATE
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

ADMINISTRATOR OF PRINCE HUNTER ESTATE
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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.

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(2023-C-000910-KANAWHA COUNTY- WVTK LLC)

ADMINISTRATOR OF PRINCE HUNTER ESTATE
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

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USPS Tracking®

FAQs >

2023-C-910
KANAWHA COUNTY

Tracking Number:

Remove X

9414809109249001290596

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Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

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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USPS Tracking Plus®

Moving Through Network

● In Transit to Next Facility, Arriving Late

August 7, 2024

● Arrived at USPS Regional Facility

CHARLESTON WV PROCESSING CENTER

August 1, 2024, 9:58 pm

● See All Tracking History

Feedback

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

Text & Email Updates



Return Receipt Electronic

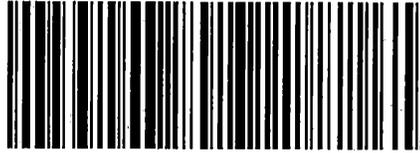


USPS Tracking Plus®



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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2906 02



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

PRINCE HUNTER
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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PRINCE HUNTER
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

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102 OLDE ASH LN
CHARLESTON, WV 25311-1700

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USPS Tracking®

FAQs >

2023-C-910
KANAWHA COUNTY

Tracking Number:

Remove X

9414809109249001290602

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

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

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network

● In Transit to Next Facility, Arriving Late

August 7, 2024

● Arrived at USPS Regional Facility

CHARLESTON WV PROCESSING CENTER

August 1, 2024, 9:58 pm

● See All Tracking History

Feedback

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Text & Email Updates



Return Receipt Electronic

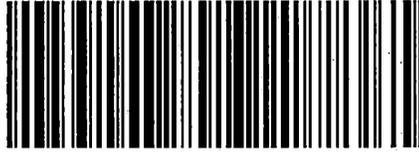


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West Virginia State Auditor's
Office County Collections Division
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2905 72



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

CITY OF CHARLESTON
OFFICE OF THE CITY COLLECTION
915 QUARRIER ST
CHARLESTON, WV 25301-2622

4617F058-91A1-4122-91B46AE720D54998}[NTR LETTER]

West Virginia State Auditor's Office
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(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

CITY OF CHARLESTON
OFFICE OF THE CITY COLLECTION
915 QUARRIER ST
CHARLESTON, WV 25301-2622

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

CITY OF CHARLESTON
OFFICE OF THE CITY COLLECTION
915 QUARRIER ST
CHARLESTON, WV 25301-2622

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000910** , located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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| Back tax tickets, with interest, and charges due on the date of certification for ticket number | \$0.00 |
| Subsequent of taxes paid on the property, with interest to for tax year 2023-46403 . | \$1,752.46 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.95 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.25 |
| Additional Statutory Fees with Interest. | \$0.00 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.97 |

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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2023-C-910

KANAWHA COUNTY

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Feedback

Moving Through Network

In Transit to Next Facility, Arriving Late

August 8, 2024

Arrived at USPS Regional Facility

CHARLESTON WV PROCESSING CENTER

August 1, 2024, 9:58 pm

See All Tracking History

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

Text & Email Updates



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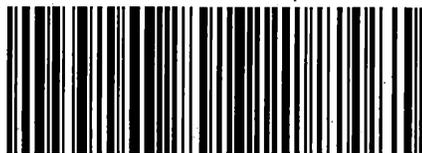


USPS Tracking Plus®



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 2906 19



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF GERALDINE HUNTER
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

**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**

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FAQs >

2023-C-910

KANAWHA COUNTY

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Get More Out of USPS Tracking:

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Moving Through Network

● In Transit to Next Facility, Arriving Late

August 7, 2024

● Arrived at USPS Regional Facility

CHARLESTON WV PROCESSING CENTER

August 1, 2024, 9:58 pm

● See All Tracking History

Feedback

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

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus®





Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6287 19. Our records indicate that this item was delivered on 01/30/2025 at 11:54 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annett
Jonathan Annett

Address of Recipient :

*1812
Selma*

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.

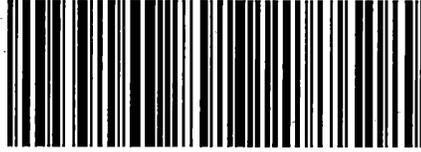
Sincerely,
United States Postal Service

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-000910 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 2907 49



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

RYAN HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

RYAN HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

RYAN HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

**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: 08/05/2024

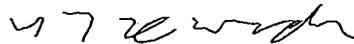
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2907 49. Our records indicate that this item was delivered on 08/03/2024 at 10:16 a.m. in CHARLESTON, WV 25304. 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

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

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 2908 79



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

4617F058-91A1-4122-91B46AE720D54998][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-000910-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 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

**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: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2908 79. Our records indicate that this item was delivered on 08/03/2024 at 09:53 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

| | | |
|--------------|-------------------------------------|---|
| Signature | <input checked="" type="checkbox"/> |  |
| Printed Name | | Elizabeth Ayers |

Address of Recipient :

| | |
|------------------|--------|
| Delivery Address | WV TAX |
|------------------|--------|

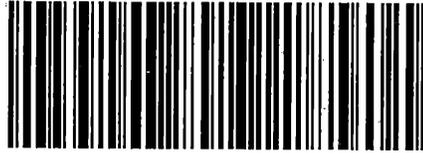
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Sincerely,
United States Postal Service

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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 2904 97



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)
ADMINISTRATOR OF PRINCE HUNTER ESTATE
4724 WASH AVE SE
CHARLESTON, WV 25304

4617F058-91A1-4122-91B46AE720D54998][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-000910-KANAWHA COUNTY-WVTK LLC)

ADMINISTRATOR OF PRINCE HUNTER ESTATE
4724 WASH AVE SE
CHARLESTON, WV 25304

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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.

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(2023-C-000910-KANAWHA COUNTY- WVTK LLC)

ADMINISTRATOR OF PRINCE HUNTER ESTATE
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CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

Date Produced: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2904 97. Our records indicate that this item was delivered on 08/03/2024 at 10:17 a.m. in CHARLESTON, WV 25304. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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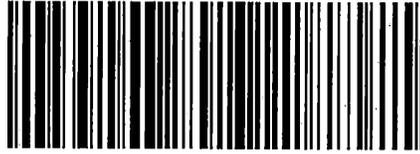
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000910 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 2904 35



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304

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CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000910** , located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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| Back tax tickets, with interest, and charges due on the date of certification for ticket number | \$0.00 |
| Subsequent of taxes paid on the property, with interest to for tax year 2023-46403 . | \$1,752.46 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.95 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.25 |
| Additional Statutory Fees with Interest. | \$0.00 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.97 |

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

Date Produced: 08/05/2024

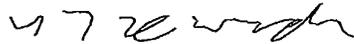
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2904 35. Our records indicate that this item was delivered on 08/03/2024 at 10:15 a.m. in CHARLESTON, WV 25304. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



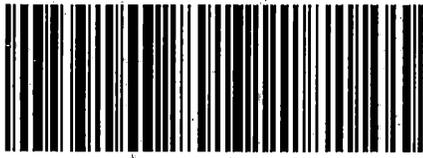
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Sincerely,
United States Postal Service

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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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2904 28



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

PRINCE HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

PRINCE HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

PRINCE HUNTER
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CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

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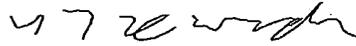
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Signature of Recipient :



Address of Recipient :



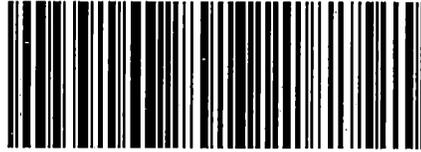
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Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2904 11



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

ADMINISTRATOR OF PRINCE HUNTER ESTATE
4726 WASH AVE SE
CHARLESTON, WV 25304

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

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4726 WASH AVE SE
CHARLESTON, WV 25304

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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-000910-KANAWHA COUNTY- WVTK LLC)

ADMINISTRATOR OF PRINCE HUNTER ESTATE
4726 WASH AVE SE
CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 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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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**



Date Produced: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2904 11. Our records indicate that this item was delivered on 08/03/2024 at 10:16 a.m. in CHARLESTON, WV 25304. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "G. W." followed by a stylized flourish.

Address of Recipient :

A handwritten address in black ink, appearing to be "4722 W. ...".

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.

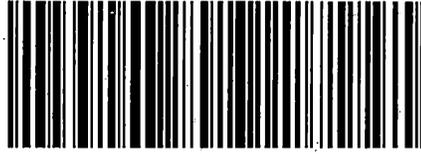
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000910 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 2905 27



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

THE SANITARY BOARD
208 26TH ST W
CHARLESTON, WV 25387-1818

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

THE SANITARY BOARD
208 26TH ST W
CHARLESTON, WV 25387-1818

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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.

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County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000910-KANAWHA COUNTY- WVTK LLC)

THE SANITARTY BOARD
208 26TH ST W
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DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

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Deputy Commissioner of Delinquent and
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Division 1900 Kanawha Boulevard East
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568



Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2905 27. Our records indicate that this item was delivered on 08/05/2024 at 10:13 a.m. in CHARLESTON, WV 25387. The scanned image of the recipient information is provided below.

Signature of Recipient :

Cindi Means
Cindi Means

Address of Recipient :

208 26th St

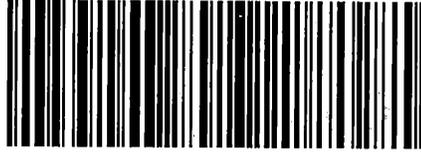
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Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2907 56



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

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

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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.

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DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

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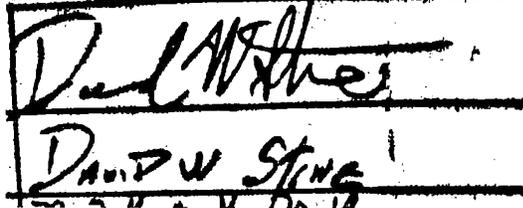
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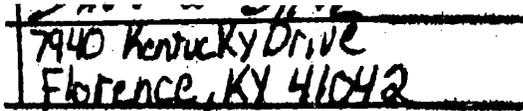
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2907 56. Our records indicate that this item was delivered on 08/05/2024 at 12:36 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :


DAVID W. STONE

Address of Recipient :


7940 Kentucky Drive
Florence, KY 41042

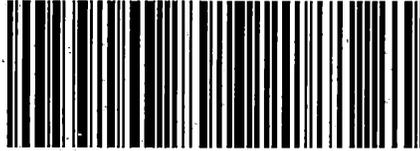
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Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2907 32



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

ANNET COCHRAN
11209 S REDBUD ST
JENKS, OK 74037-4365

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

ANNET COCHRAN
11209 S REDBUD ST
JENKS, OK 74037-4365

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2907 32. Our records indicate that this item was delivered on 08/05/2024 at 11:32 a.m. in JENKS, OK 74037. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "S. S. S. S. S." followed by a horizontal line and a small upward-pointing arrow.

Address of Recipient :

**11209 S REDBUD ST, JENKS,
OK 74037**

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.

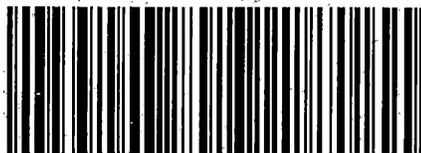
Sincerely,
United States Postal Service

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-000910 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 2907 25



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

RAINA HUNTER
840 N HILLS DR
CHARLESTON, WV 25387-1230

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

RAINA HUNTER
840 N HILLS DR
CHARLESTON, WV 25387-1230

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

RAINA HUNTER
840 N HILLS DR
CHARLESTON, WV 25387-1230

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000910** , located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

| | |
|--|-------------------|
| Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 46516 . | \$1,892.31 |
| 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 2023-46403 . | \$1,752.46 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.95 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.25 |
| Additional Statutory Fees with Interest. | \$0.00 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.97 |

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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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-000910-KANAWHA COUNTY-WVTK LLC)
RAINA HUNTER
840 N HILLS DR
CHARLESTON, WV 25387-1230

USPS CERTIFIED MAIL



9414 8091 0924 9001 2907 25



US POSTAGE
ZIP 25305 \$ 008.16⁰
02 4W
0000381984 AUG 01, 2024

24 AUG 29 AM 11:10

16 08770772
NIXIE

430 DC 1

0008/24/24

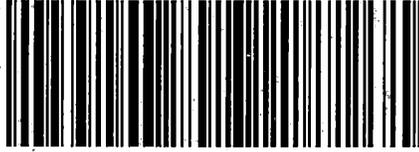
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

253871230 0089

BC: 25305000999 *0171-12816-01-43

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 2907 01



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

RYAN HUNTER
1952 JOYCE AVE
COLUMBUS, OH 43219-1053

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

RYAN HUNTER
1952 JOYCE AVE
COLUMBUS, OH 43219-1053

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

RYAN HUNTER
1952 JOYCE AVE
COLUMBUS, OH 43219-1053

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000910** , located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

| | |
|--|-------------------|
| Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 46516 . | \$1,892.31 |
| 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 2023-46403 . | \$1,752.46 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.95 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.25 |
| Additional Statutory Fees with Interest. | \$0.00 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.97 |

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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 2907 01

(2023-C-000910-KANAWHA COUNTY-WVTK LLC)
RYAN HUNTER
1952 JOYCE AVE
COLUMBUS, OH 43219-1053

NIXIE

430 FE 1

0008/07/24

ANKK1: 9333520943

ANKK1: 9333520943

BC: 25305000999
*0171-12818-01-43

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD



US POSTAGE
FITNEY BOWES
ZIP 25305
02 4W
0000381984 AUG. 01. 2024
\$ 008.16⁰

NOV 12 24 AM 11:13



January 27, 2025

Dear 2023 C 910 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9414 8091 0924 9001 2905 03.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: August 3, 2024, 10:17 am
Location: CHARLESTON, WV 25304
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic
Recipient Name: PRINCE HUNTER

Shipment Details

Weight: 1.0oz

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



Date Produced: 07/28/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7884 51. Our records indicate that this item was delivered on 07/21/2025 at 01:04 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

John Annell
John Annell

Address of Recipient :

18102 Seneca
- 15

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-000910 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 8771 24. 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 :


C007

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-000910 KANAWHA

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 2907 25. Our records indicate that this item was delivered on 08/29/2024 at 06:10 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

| | |
|--------------|----------------------|
| Signature | <i>Phillip Crist</i> |
| X | |
| 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.

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.



Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6302 55. Our records indicate that this item was delivered on 01/30/2025 at 11:54 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annett
Jonathan Annett

Address of Recipient :

1812
Selma

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.

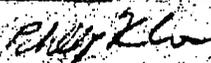
Customer Reference Number: 2023-C-000910 KANAWHA COUNTY

Date Produced: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2907 01. Our records indicate that this item was delivered on 08/12/2024 at 06:38 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

| | |
|-------------------------------------|---|
| Signature |  |
| <input checked="" type="checkbox"/> | |
| 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.

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.

NOTICE TO REDEEM

**CERT NO. 2023-C-000910
KANAWHA COUNTY
WVTK LLC**

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, ESTATE OF GERALDINE HUNTER, THE SANTARTY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET HUNTER, RYAN HUNTER, 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 KANAWHA CITY CORP
MAP 14
PARCEL 0065 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, Certification No. 2023-C-000910, LOCATED IN KANAWHA CITY CORP DISTRICT, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M, 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 2022-46516 \$2074.90

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

Subsequent of taxes paid on the property, with interest to for tax year 2023-46403 \$1925.30

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$216.00

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$996.67

Additional Statutory Fees with interest \$639.55

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$5852.42

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

SEP 25 08:11:25

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

I Kirsten Spratt, Classified Advertising

Representative of the The Charleston Gazette-Mail, a newspaper

published in the county of Kanawha, West Virginia, hereby

certify that the annexed publication was inserted in said

newspaper The Charleston Gazette-Mail.

The cost of publishing said annexed advertisement

as aforesaid was \$ 310.64

Commencing On: 09/16/2025

Ending On: 09/30/2025

Given under my hand this day 09/30/2025

Sworn to and subscribed before me 09/30/2025
at Charleston, Kanawha County, West Virginia

Samantha A. Smith

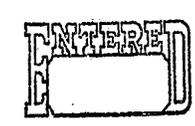
Notary Public of, in and for Kanawha County, West Virginia

MY COMMISSION EXPIRES: 2/14/2027

Kirsten Spratt



OCT 3 '25 AM 11:23



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



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4724 WASH AVE SE
CHARLESTON, WV 25304

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4724 WASH AVE SE
CHARLESTON, WV 25304

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4724 WASH AVE SE
CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000910** , located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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|--|-------------------|
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| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.95 |
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| Additional Statutory Fees with Interest. | \$0.00 |
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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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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-000910-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4724 WASH AVE SE
CHARLESTON, WV 25304

ACCEPTED FOR
SERVICE OF PROCESS
2024 AUG 26 A 11:31
SECRETARY OF STATE
STATE OF WEST VIRGINIA

24 SEP 3 2:01

1617F058-91A1-4122-91B46AE720D54998][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-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4724 WASH AVE SE
CHARLESTON, WV 25304

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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.

24 SEP 3 11:21:01

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



(2023-C-000910-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4724 WASH AVE SE
CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

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| | |
|--|-----------|
| Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 46516 . | \$1,892.3 |
| Back tax tickets, with interest, and charges due on the date of certification for ticket number | \$0.0 |
| Subsequent of taxes paid on the property, with interest to for tax year 2023-46403 . | \$1,752.4 |
| Additional taxes with interest. | \$0.0 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.9 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.2 |
| Additional Statutory Fees with Interest. | \$0.0 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.9 |

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

Given under my hand August 1, 2024

24 SEP 3 11:01

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: 327812

Defendant: THE ESTATE OF GERALDINE
HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304 US

County: State of West Virginia

Civil Action: NTR188887 2023-C-000910 Kanawha

Certified Number: 92148901125134100003990875

Service Date: 8/26/2024

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

24 SEP 3 11:01



January 27, 2025

Dear 2023 C 910 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 9908 75.

Item Details

| | |
|----------------------------|--|
| Status: | Delivered, Left with Individual |
| Status Date / Time: | September 17, 2024, 4:24 pm |
| Location: | CHARLESTON, WV 25304 |
| Postal Product: | First-Class Mail [®] |
| Extra Services: | Certified Mail [™] Return Receipt Electronic |

Recipient Signature

| | |
|-------------------------|---|
| Signature of Recipient: |  |
| Address of Recipient: | 4774 |

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-000910-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4726 WASH AVE SE
CHARLESTON, WV 25304

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4726 WASH AVE SE
CHARLESTON, WV 25304

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4726 WASH AVE SE
CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000910**, located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

| | |
|--|-------------------|
| Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 46516 . | \$1,892.31 |
| 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 2023-46403 . | \$1,752.46 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.95 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.25 |
| Additional Statutory Fees with Interest. | \$0.00 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.97 |

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4726 WASH AVE SE
CHARLESTON, WV 25304

ACCEPTED FOR
SERVICE OF PROCESS
2024 AUG 24 A 11:31
SECRETARY OF STATE
OFFICE OF WEST VIRGINIA

2024 CED 08/24/24

1617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4726 WASH AVE SE
CHARLESTON, WV 25304

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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.

24 SEP 9 11:21:00

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



(2023-C-000910-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
4726 WASH AVE SE
CHARLESTON, WV 25304

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC ; the purchaser of the following real estate, **Cert No. 2023-C-000910** , located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

| | |
|--|-----------|
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| Subsequent of taxes paid on the property, with interest to for tax year 2023-46403 . | \$1,752.4 |
| Additional taxes with interest. | \$0.0 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.9 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.2 |
| Additional Statutory Fees with Interest. | \$0.0 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.9 |

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

24 SEP 3 11:01

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: 327814

Defendant: THE ESTATE OF GERALDINE
HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304 US

County: State of West Virginia

Civil Action: NTR188887 2023-C-000910

Certified Number: 92148901125134100003990899

Service Date: 8/26/2024

Kanawha

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.

24 SEP 3 12:00

Sincerely,

Mac Warner

Mac Warner
Secretary of State



January 27, 2025

Dear 2023 C 910 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 9908 99.

Item Details

| | |
|----------------------------|--|
| Status: | Delivered, Left with Individual |
| Status Date / Time: | September 5, 2024, 4:08 pm |
| Location: | CHARLESTON, WV 25304 |
| Postal Product: | USPS Ground Advantage™ |
| 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-000910-KANAWHA COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000910** , located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

| | |
|--|-------------------|
| Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 46516 . | \$1,892.31 |
| 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 2023-46403 . | \$1,752.46 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.95 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.25 |
| Additional Statutory Fees with Interest. | \$0.00 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.97 |

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

ACCEPTED FOR
DELIVERY
2024 AUG 29 A 11:59
SECRETARY OF STATE
STATE OF WEST VIRGINIA

4617F058-91A1-4122-91B46AE720D54998][NTR LETTER]

24 SEP 3 AM 11:37

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



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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.

24 SEP 3 AM 11:37

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



(2023-C-000910-KANAWHA COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000910**, located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

| | |
|--|------------|
| Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 46516 . | \$1,892.3 |
| Back tax tickets, with interest, and charges due on the date of certification for ticket number | \$0.01 |
| Subsequent of taxes paid on the property, with interest to for tax year 2023-46403 . | \$1,752.41 |
| Additional taxes with interest. | \$0.01 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.91 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.21 |
| Additional Statutory Fees with Interest. | \$0.01 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.91 |

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

24 SEP 3 AM 11:37

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: 328025

Defendant: STATE OF WEST VIRGINIA
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321 US

Agent: STATE TAX DEPARTMENT

County: State of West Virginia

Civil Action: NTR189014 2023-C-000910
KANAWHA

Certified Number: 92148901125134100003993050

Service Date: 8/29/2024

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

24 SEP 3 AM 11:37



January 27, 2025

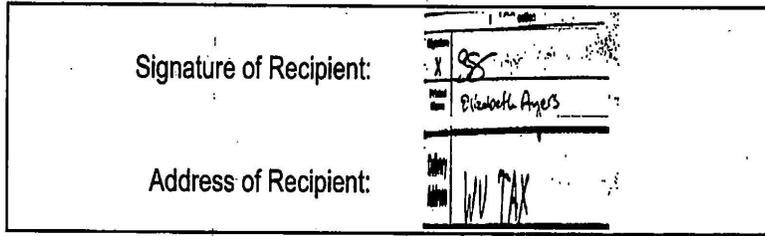
Dear 2023 C 910 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0003 9930 50.

Item Details

| | |
|----------------------------|--|
| Status: | Delivered, Individual Picked Up at Postal Facility |
| Status Date / Time: | August 31, 2024, 10:34 am |
| Location: | CHARLESTON, WV 25301 |
| Postal Product: | First-Class Mail® |
| Extra Services: | Certified Mail™ Return Receipt Electronic |

Recipient Signature



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-000910-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000910**, located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

| | |
|--|-------------------|
| Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 46516 . | \$1,892.31 |
| 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 2023-46403 . | \$1,752.46 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.95 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.25 |
| Additional Statutory Fees with Interest. | \$0.00 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.97 |

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

ACCEPTED FOR
MAIL ADDRESS
2024 AUG 26 A 11:31
SECRETARY OF STATE
STATE OF WEST VIRGINIA

24 SEP 2 12:01

4617F058-91A1-4122-91B46AE720D54998][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-000910-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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.

24 SEP 3 11:01

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



(2023-C-000910-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF GERALDINE HUNTER - SECRETARY OF STATE
102 OLDE ASH LN
CHARLESTON, WV 25311-1700

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, Cert No. 2023-C-000910, located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

| | |
|--|------------|
| Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 46516 . | \$1,892.3 |
| 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 2023-46403 . | \$1,752.40 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$209.90 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$903.20 |
| Additional Statutory Fees with Interest. | \$0.00 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$4,757.90 |

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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: 327813

Defendant: THE ESTATE OF GERALDINE
HUNTER
102 OLDE ASH LN
CHARLESTON, WV 25311 US

County: State of West Virginia

Civil Action: NTR188887 2023-C-000910 *Kanawha*

Certified Number: 92148901125134100003990882

Service Date: 8/26/2024

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.

24 SEP 3 12:01

Sincerely,

Mac Warner

Mac Warner
Secretary of State



January 27, 2025

Dear 2023 C 910 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 9908 82.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: September 9, 2024, 1:45 pm
Location: CHARLESTON, WV 25311
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic

Recipient Signature

Signature of Recipient: *C W B...*
Address of Recipient: *KOZ ...*

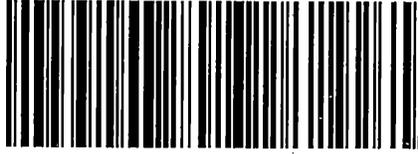
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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 6302 55



(2023-C-000910 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

4617F058-91A1-4122-91B46AE720D54998}[RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands
01/28/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000910
CITY OF CHARLESTON
OFFICE OF THE CITY COLLECTION
915 QUARRIER ST
CHARLESTON, WV 25301-2622

Dear Purchaser:

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

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

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

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

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

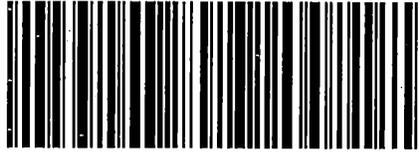
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

Personal Service

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6287 19



(2023-C-000910 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

4617F058-91A1-4122-91B46AE720D54998}[RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands
01/28/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000910
RAINA HUNTER
840 N HILLS DR
CHARLESTON, WV 25387-1230

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

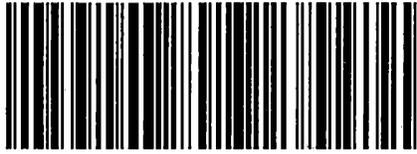
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

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 7884 51



(2023-C-000910 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

4617F058-91A1-4122-91B46AE720D54998}[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

07/18/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000910
RAINA HUNTER
4978 COLONIAL PARK DR F
CHARLESTON, WV 25309

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 **\$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

****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: \$262.32

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-000910

County: KANAWHA

Legal Description: LT 30 BK 126 WASHINGTON 4726

Map: 14 Parcel: 0065 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"/> |
| CITY OF CHARLESTON OFFICE OF THE CITY COLLECTION OFFICE OF THE CITY COLLECTION CHARLESTON, WV 25301 USA | | | CITY OF CHARLESTON OFFICE OF THE CITY COLLECTION 915 Quarrier Street, Suite 4 Charleston, WV 25301 | | | |

| 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"/> |
| RAINA HUNTER 4978 COLONIAL PARK DR F CHARLESTON, WV 25309 USA | | | | | | |

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



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)
CITY OF CHARLESTON - PERSONAL SERVICE
OFFICE OF THE CITY COLLECTION
915 QUARRIER STREET, SUITE 4
CHARLESTON, WV 25301

{4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

CITY OF CHARLESTON - PERSONAL SERVICE
OFFICE OF THE CITY COLLECTION
915 QUARRIER STREET, SUITE 4
CHARLESTON, WV 25301

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

CITY OF CHARLESTON - PERSONAL SERVICE
OFFICE OF THE CITY COLLECTION
915 QUARRIER STREET, SUITE 4
CHARLESTON, WV 25301

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000910** , located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M , 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 - 46516 . | \$1,975.30 |
| 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 2023-46403 . | \$1,831.03 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$212.70 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$945.72 |
| Additional Statutory Fees with Interest. | \$267.57 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$5,232.32 |

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

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

Given under my hand March 3, 2025

Christal G. Perry

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-910

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **City of Charleston Office of the City Collection, 915 Quarrier St, Suite 4, Charleston, WV 25301.**

I, Samantha Bailey, being duly sworn, depose and say that on the **4th day of April, 2025 at 10:13 pm, I:**

served a **GOVERNMENT AGENCY** by delivering a true copy of the **CERTIFICATE OF SALE NOTICE** to: **Michelle Feltner** as **Receptionist for City of Charleston Office of the City Collection**, and informed said person of the contents therein, in compliance with State Statutes.

Description of Person Served: Age: 40, Sex: F, Race/Skin Color: White, Height: 5'8", Weight: 170, Hair: Red, 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.

Samantha Bailey

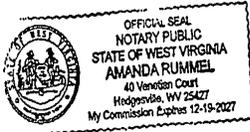
Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025002680

Subscribed and Sworn to before me on the 10 day
of Apr, 25 by the affiant who is
personally known to me.

Amanda Rummel
NOTARY PUBLIC
My Commission Expires: 12/19/27



APR 25 2025 10:41



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



(2023-C-000910-KANAWHA COUNTY-WVTK LLC)

RAINA HUNTER - PERSONAL SERVICE
4978 COLONIAL PARK DR F
CHARLESTON, WV 25309

{4617F058-91A1-4122-91B46AE720D54998}[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-000910-KANAWHA COUNTY-WVTK LLC)

RAINA HUNTER - PERSONAL SERVICE
4978 COLONIAL PARK DR F
CHARLESTON, WV 25309

To: ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, THE SANITARY BOARD, CITY OF CHARLESTON, STATE OF WEST VIRGINIA, ADMINISTRATOR OF PRINCE HUNTER ESTATE, PRINCE HUNTER, THE ESTATE OF GERALDINE HUNTER, RYAN HUNTER, RYAN HUNTER, RAINA HUNTER, ANNET COCHRAN, RYAN HUNTER, 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-000910-KANAWHA COUNTY- WVTK LLC)

RAINA HUNTER - PERSONAL SERVICE
4978 COLONIAL PARK DR F
CHARLESTON, WV 25309

DISTRICT KANAWHA CITY CORP MAP 14 PARCEL 0065 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000910 , located in KANAWHA CITY CORP District, LT 30 BK 126 WASHINGTON 4726 which was returned delinquent or nonentered in the name of HUNTER PRINCE A JR & GERALDINE M , 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 - 46516 . | \$1,975.30 |
| 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 2023-46403 . | \$1,831.03 |
| Additional taxes with interest. | \$0.00 |
| Auditor's Certification, Publication, and Redemption fee plus interest. | \$212.70 |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. | \$945.72 |
| Additional Statutory Fees with Interest. | \$267.57 |
| Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. | \$5,232.32 |

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

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

Given under my hand March 3, 2025

Christal G. Perry

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-910

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Raina Hunter, 4978 Colonial Park Dr F, Charleston, WV 25309.

I, Samantha Bailey, being duly sworn, depose and say that on the 11th day of April, 2025 at 1:07 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: 4978 Colonial Park Dr F, Charleston, WV 25309.

Additional Information pertaining to this Service:

4/11/2025 1:07 pm Attempted 4978 Colonial Park Dr F, Charleston, WV 25309. 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.

Samantha Bailey

Samantha Bailey
Process Server

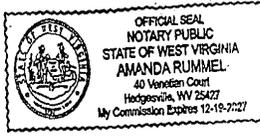
FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025002654

Subscribed and Sworn to before me on the 11 day
of Apr, 2025 by the affiant who is
personally known to me

Amanda Rummel

NOTARY PUBLIC
My Commission Expires: 12/19/27



11:11:02, 01 APR 2025



WVTK LLC
18102 Seneca Trail
Marlinton, WV 24954

Local 3043894951
Toll Free
Fax 8155502328
URL

07/20/25

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

Dear WWSAO,

Enclosed please find the following affidavit:
KANAWHA COUNTY 2023-C-910 / RAINA HUNTER
Please publish, funds enclosed (270.16)

Thanks,

JUL 25 2025 PM 8:07

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

RE: KANAWHA COUNTY 2023-C-910

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

IN RESPONSE TO RE: RAINA HUNTER (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-910, delinquent in the name of HUNTER PRINCE A JR & GERALDINE M. Described as LT 30 BK 126 WASHINGTON 4726

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: ADMINISTRATOR OF PRINCE HUNTER ESTATE, ANNET COCHRAN, CITY OF CHARLESTON, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, PRINCE HUNTER, RAINA HUNTER, RYAN HUNTER, STATE OF WEST VIRGINIA, THE ESTATE OF GERALDINE HUNTER, THE SANITARTY BOARD, WV STATE TAX DEPARTMENT

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

ADMINISTRATOR OF PRINCE HUNTER ESTATE
4726 WASH AVE SE
CHARLESTON, WV 25304
by Certified mail

PRINCE HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304
by Certified mail

THE ESTATE OF GERALDINE HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304
by Certified mail, by secretary of state

ADMINISTRATOR OF PRINCE HUNTER ESTATE
4724 WASH AVE SE
CHARLESTON, WV 25304
by Certified mail

JUL 25 2025 PM 3:07

PRINCE HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304
by Certified mail

THE ESTATE OF GERALDINE HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304

by Certified mail, by secretary of state

THE SANITARY BOARD
208 26TH ST W
CHARLESTON, WV 25387-1818
by Certified mail

CITY OF CHARLESTON
OFFICE OF THE CITY COLLECTION
915 QUARRIER ST
CHARLESTON, WV 25301-2622
by Certified mail

State of West Virginia
State Tax Department
Compliance Division, AMU
PO BOX 229
CHARLESTON, WV 25321-0229
by Certified mail, by secretary of state

ADMINISTRATOR OF PRINCE HUNTER ESTATE
102 OLDE ASH LN
CHARLESTON, WV 25311-1700
by Certified mail

PRINCE HUNTER
102 OLDE ASH LN
CHARLESTON, WV 25311-1700
by Certified mail

THE ESTATE OF GERALDINE HUNTER
102 OLDE ASH LN
CHARLESTON, WV 25311-1700
by Certified mail, by secretary of state

RYAN HUNTER
1952 JOYCE AVE
COLUMBUS, OH 43219-1053
by Certified mail

RYAN HUNTER
4724 WASH AVE SE
CHARLESTON, WV 25304
by Certified mail

RAINA HUNTER
840 N HILLS DR
CHARLESTON, WV 25387-1230
by Certified mail

ANNET COCHRAN
11209 S REDBUD ST
JENKS, OK 74037-4365

JUL 25 2025 11:07

by Certified mail

RYAN HUNTER
4726 WASH AVE SE
CHARLESTON, WV 25304
by Certified mail

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

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

RE: CITY OF CHARLESTON (shown on auditors site, NTR ID 9178/8)

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon CITY OF CHARLESTON. 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 CITY OF CHARLESTON be served at OFFICE OF THE CITY COLLECTION , 915 Quarrier Street, Suite 4 , Charleston, WV 25301 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: RAINA HUNTER (shown on auditors site, NTR ID 9178/15)

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon RAINA HUNTER. 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 RAINA HUNTER be served at 4978 COLONIAL PARK DR F , CHARLESTON, WV 25309 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.

JUL 25 2025 PM 3:07

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 A Callison

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

JUL 25 2025 PM 3:07