

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 \$169.22, 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-001900	ACEVEDO KATHY L & JOSE

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-001900	PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELLEY CK	Union District

The undersigned hereby declares that the consideration paid for the conveyance is \$169.22.

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 Article 3, Section 59 of the Code of West Virginia.

Kanawha County
Vera J McDormick, Clerk
Instrument: 4157446
02/09/2026 @ 09:10:41 AM
TAX DEED
Book 1560 @ Page 264
Pages Recorded 72
Recording Cost \$
Transfer Tax \$
125.00
2.75

CERTIFICATE OF CERTIFICATION NO: 2023-C- 001900

KANAWHA

COUNTY 25 UNION

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 25 5 0047 0006 0000 ACCOUNT # 07504140

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000114142	ACEVEDO KATHY L & JOSE RT 5 BOX 219 CHARLESTON	PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELLEY CK WV 25312

DELINQUENT TAXES	1.52
INTEREST	.11
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00
 SUBSEQUENT TAXES	 AMOUNT
2023 0000114022	16.51
 TOTAL	 88.14

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

SHERIFF, COUNTY OF KANAWHA

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$68.80

Billing Name / Organization: WVTK LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-001900

County: KANAWHA COUNTY

Legal Description: PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELLEY CK

Map: 5 Parcel: 0047 0006 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"/>				

JOSE ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312
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"/>				

KATHY ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312
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"/>				

JOSE ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301-1152
USA

5/20/24 11:04

5/20/24 11:04

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"/>				

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.

9/6 9/24 #11106

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: ACEVEDO KATHY L & JOSE

PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELLEY CK
UNION District
Kanawha County, West Virginia

Certificate No. 2023-C-001900 CIN CTS-20-2023-1900

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Kanawha County, West Virginia, for the purpose of identifying any and all persons or entities who may have the right to redeem the above reference certificate. Attached are the notes for the documents examined as a result of the county index.

I acknowledge receipt of the sum of \$500.00 for my examination.

/s/ Susan A Callison
Susan A Callison
WV State Bar #14541



AUG 3 24 AM 1:06

TITLE WORKSHEET



County - 20

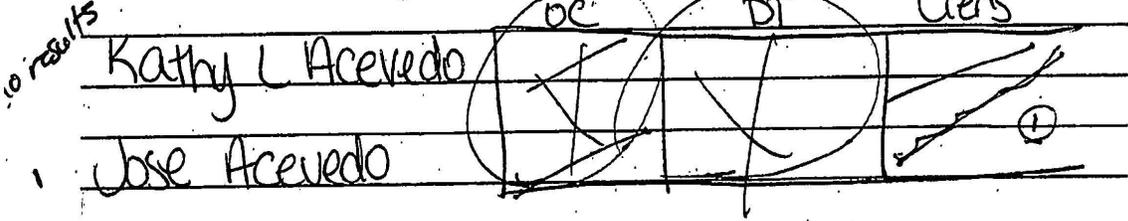
→ Name(s) ACEVEDO KATHY L & JOSE
 UNION Dist (25) Map 0005 Parcel 0047 Sub 0006SPLIT0000
 Description PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELLEY CK

TITLE WORK CODE: CTS-20-2023-1900
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: ACEVEDO KATHY L & JOSE Book/Page: 2270/ 0550 Tax Class: 3
 LANDBOOK 2022: ACEVEDO KATHY L & JOSE Book/Page: 2270/ 0550 Tax Class: 3
 LANDBOOK 2021: ACEVEDO KATHY L & JOSE Book/Page: 2270 / 0550 Tax Class: 3

4/10/1989 Dana William 2270/550 2nd Part Douglas Anthony McClanahan
 Loretta J McClanahan 3rd Part Kathy Lynn Acevedo Jose Acevedo
 Parties of 2nd, 4th, 5th Part Larry C Hughes
 Convey Parcel C-3 to 3rd Part (Kathy Acevedo) Sheila S Hughes
 Parties of 1st, 2nd, 3rd, 4th convey John Delbert Hughes
 All of C-1 to 4th Part Dorella S Fitzwater
 Lewis H (Mike) Fitzwater III

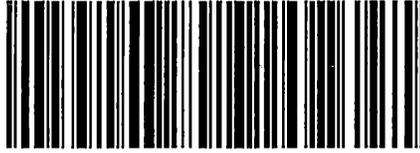
estate 11/28/87 W.B. Hughes 3 kids devised property to John Delbert Hughes
 7/25/83 Dolores McClanahan Hughes 2042/1072 Donna S Fitzwater 6/11/87 Testate 3 kids
 Dana William McClanahan
 Loretta J McClanahan
 Delbert Doyle McClanahan 2
 widow of Delbert McClanahan - dead
 Dad Intestate
 3/31/88 2 kids - Kathy Lynn Acevedo Douglas Anthony McClanahan



stop 6/24/2024
 4:10 pm
~~Suzie Fitzwater~~ Jose Acevedo
~~Bob 6631~~ 401 Bibby St Apt 6
~~Chas 25301~~ Chas 25301
 (tax address) (tax address)

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 9653 64



(2023-C-001900-KANAWHA COUNTY-WVTK LLC)
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS
1001 VIRGINIA STREET EAST
CHARLESTON, WV 25301

{27BC0962-3337-490B-A44292D333902065}[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-001900-KANAWHA COUNTY-WVTK LLC)

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

To: JOSE ACEVEDO, KATHY ACEVEDO, JOSE ACEVEDO, 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-001900-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT UNION MAP 5 PARCEL 0047 0006 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001900** , located in UNION District, PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELL which was returned delinquent or nonentered in the name of ACEVEDO KATHY L & JOSE , 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 - 114142 .	\$89.54
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 2023-114022 .	\$20.62
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$108.69
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$674.12
Additional Statutory Fees with Interest.	\$639.55
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,532.52

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 25, 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

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 7876 83. 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 :


Johnathan Arnold

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.



Date Produced: 02/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6830 22. Our records indicate that this item was delivered on 02/13/2025 at 11:23 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
J-mathia Amos

Address of Recipient :

*18102 Seneca
tr*

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

Sincerely,
United States Postal Service

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



Date Produced: 02/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6791 31. Our records indicate that this item was delivered on 02/13/2025 at 11:23 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
J. Nathan Arnold

Address of Recipient :

*18102 Seneca
tr*

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

Sincerely,
United States Postal Service

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

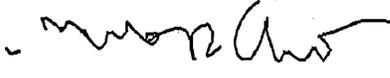
Customer Reference Number: 2023-C-001900 KANAWHA COUNTY

Date Produced: 02/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6792 61. Our records indicate that this item was delivered on 02/13/2025 at 11:23 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :


J-Nathan Ames

Address of Recipient :

18102 Seneca
tr

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

Sincerely,
United States Postal Service

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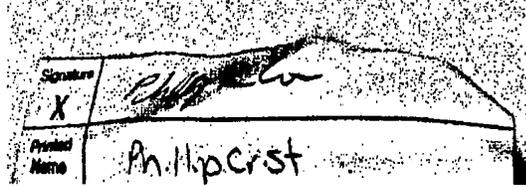


Date Produced: 09/16/2024

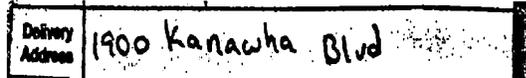
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3633 44. Our records indicate that this item was delivered on 09/12/2024 at 07:13 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

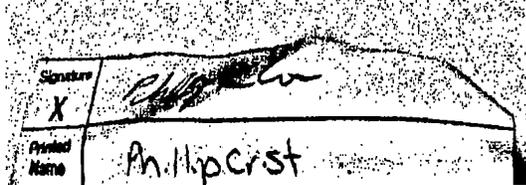
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Date Produced: 09/16/2024

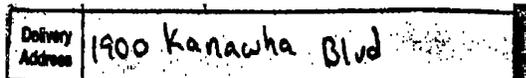
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3633 37. Our records indicate that this item was delivered on 09/12/2024 at 07:13 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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: 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 7877 44. 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 Annod
John Annod

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-001900 KANAWHA COUNTY

Date Produced: 09/09/2024

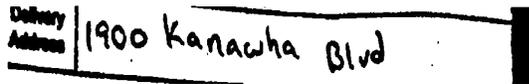
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3634 36. Our records indicate that this item was delivered on 09/06/2024 at 06:13 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



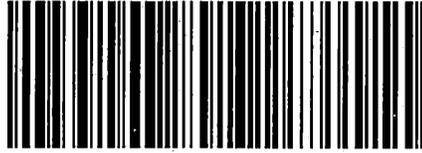
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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 3634 43



(2023-C-001900-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

27BC0962-3337-490B-A44292D333902065}[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-001900-KANAWHA COUNTY-WVTK LLC)

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

To: JOSE ACEVEDO, KATHY ACEVEDO, JOSE ACEVEDO, 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-001900-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT UNION MAP 5 PARCEL 0047 0006 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-001900 , located in UNION District, PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELL which was returned delinquent or nonentered in the name of ACEVEDO KATHY L & JOSE , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 114142 .	\$82.37
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 2023-114022 .	\$18.98
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$103.19
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$617.24
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$821.78

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

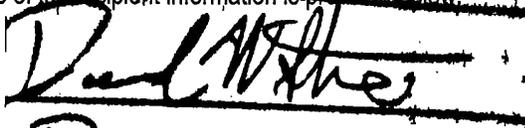
Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

Date Produced: 09/02/2024

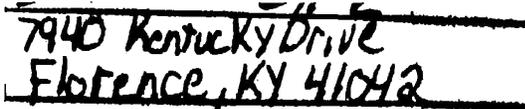
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3634 43. Our records indicate that this item was delivered on 08/26/2024 at 12:41 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :




Address of Recipient :



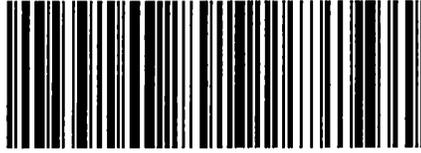
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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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 3634 50



(2023-C-001900-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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



(2023-C-001900-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: JOSE ACEVEDO, KATHY ACEVEDO, JOSE ACEVEDO, 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-001900-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT UNION MAP 5 PARCEL 0047 0006 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001900** , located in UNION District, PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELL which was returned delinquent or nonentered in the name of ACEVEDO KATHY L & JOSE , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 114142 .	\$82.37
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 2023-114022 .	\$18.98
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$103.19
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$617.24
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$821.78

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

Date Produced: 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 3634 50. Our records indicate that this item was delivered on 08/26/2024 at 06:39 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Section	
Signature	X 
Printed Name	Elizabeth Ayers

Address of Recipient :

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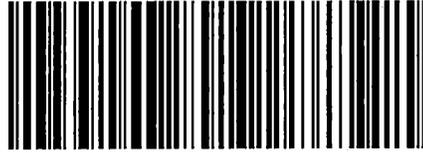
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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

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 3633 44



(2023-C-001900-KANAWHA COUNTY-WVTK LLC)

KATHY ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312

27BC0962-3337-490B-A44292D333902065}[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-001900-KANAWHA COUNTY-WVTK LLC)

KATHY ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312

To: JOSE ACEVEDO, KATHY ACEVEDO, JOSE ACEVEDO, 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-001900-KANAWHA COUNTY- WVTK LLC)

KATHY ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312

DISTRICT UNION MAP 5 PARCEL 0047 0006 0000

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Given under my hand August 22, 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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Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**

CERTIFIED MAIL™

CHARLESTON WV 25305

SEP 23 2024 PM 2 L

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

(2023-C-001900-KANAWHA COUNTY-WVTK LLC)
KATHY ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312



USPS CERTIFIED MAIL

9414 8091 0924 9001 3633 44



US POSTAGE PAID BY ADDRESSEE
\$ 008.16⁰
ZIP 25305
02 4W
0000381984 AUG. 23, 2024

NSN

13 SEP '24 AM 11:09

NSN 25305000999

BC: 25305000999 *1771-03779--23--41

RETURNS TO SENDER
UNLESS TO FORWARD

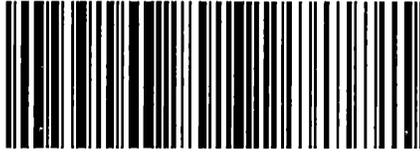
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0009/06/24

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 3633 37



(2023-C-001900-KANAWHA COUNTY-WVTK LLC)

JOSE ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312

27BC0962-3337-490B-A44292D333902065}[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-001900-KANAWHA COUNTY-WVTK LLC)

JOSE ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312

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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-001900-KANAWHA COUNTY- WVTK LLC)

JOSE ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312

DISTRICT UNION MAP 5 PARCEL 0047 0006 0000

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Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**

CERTIFIED MAIL™

CHARLESTON WV 25305

SEP 23 2024 PM 2 11

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 3633 37

(2023-C-001900-KANAWHA COUNTY-WVTK LLC)

JOSE ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312

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0009/06/24

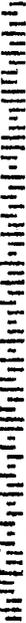
13 SEP '24 AM 11:00

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 25305002139

*1771-02292-24-39

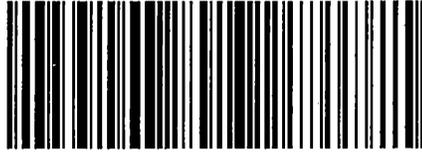


US POSTAGE **\$ 008.16**
ZIP 25305
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0000381984 AUG. 23. 2024

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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 3634 36



(2023-C-001900-KANAWHA COUNTY-WVTK LLC)

JOSE ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301-1152

27BC0962-3337-490B-A44292D333902065][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-001900-KANAWHA COUNTY-WVTK LLC)

JOSE ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301-1152

To: JOSE ACEVEDO, KATHY ACEVEDO, JOSE ACEVEDO, 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-001900-KANAWHA COUNTY- WVTK LLC)

JOSE ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301-1152

DISTRICT UNION MAP 5 PARCEL 0047 0006 0000

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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$821.78

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Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

CERTIFIED MAIL™

CHARLESTON, WV 25305
SEP 23 2024 PM 2 L



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

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

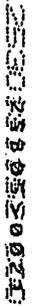
(2023-C-001900-KANAWHA COUNTY-WVTK LLC)
JOSE ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301-1152



9414 8091 0924 9001 3634 36

24 SEP 9 AM 12:08

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ANK

POSTAGE WILL BE PAID BY ADDRESSEE
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES
0005/03/24
RETURN TO SENDER
IF NOT KNOWN
UNABLE TO FORWARD
BC: 25305002139 *1771-02294-24-39

NOTICE TO REDEEM

**CERT NO. 2023-C-001900
KANAWHA COUNTY
WVTK LLC**

To: JOSE ACEVEDO, KATHY ACEVEDO, JOSE ACEVEDO, IRS, AFTN: 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.

**DISTRICT UNION
MAP 5
PARCEL 0047 0006 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, Certification No. 2023-C-001900, LOCATED IN UNION DISTRICT, PAR C3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELL which was returned delinquent or nonentered in the name of ACEVEDO KATHY L & JOSE, 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 2022-114142 \$89.54

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 2023-114022 \$20.62

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$108.69

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$674.12

Additional Statutory Fees with interest \$639.55

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$1532.52

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 25, 2025
Christal G. Perry

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

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

Questions please call 1-888-509-6568

LC-356769
10-04,11,18;2025

2025 OCT 28 12:02

Kan

23-C-1900

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 \$ 282.56

Commencing On: 10/04/2025

Ending On: 10/18/2025

Given under my hand this day 10/18/2025

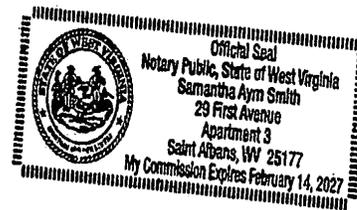
Sworn to and subscribed before me 10/18/2025
at Charleston, Kanawha County, West Virginia

Samantha Aym Smith

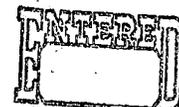
Notary Public of, in and for Kanawha County, West Virginia

MY COMMISSION EXPIRES: 2/14/2027

Kirsten Spratt

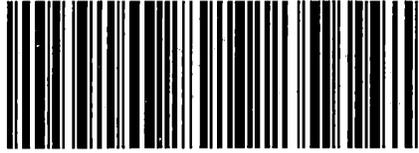


OCT 28 25 PM 12:02



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 7877 44



(2023-C-001900 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

27BC0962-3337-490B-A44292D333902065}[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-001900
JOSE ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$320.86** This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

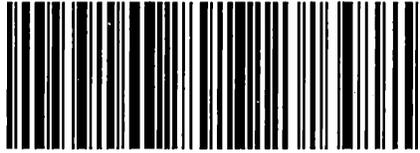
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

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 7876 83



(2023-C-001900 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

27BC0962-3337-490B-A44292D333902065}[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-001900
KATHY ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301

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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.

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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

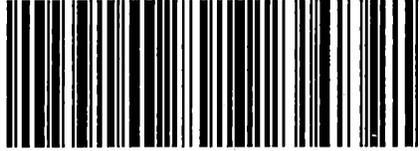
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

Personal Service

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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 6792 61



(2023-C-001900 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

27BC0962-3337-490B-A44292D333902065}[RETURN MAIL LETTER]

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



State of West Virginia

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

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-001900
JOSE ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312

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

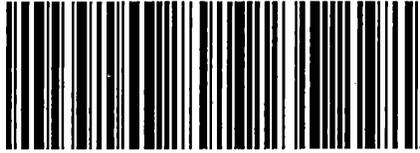
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

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 6791 31



(2023-C-001900 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

27BC0962-3337-490B-A44292D333902065}[RETURN MAIL LETTER]

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



State of West Virginia



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

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-001900
KATHY ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

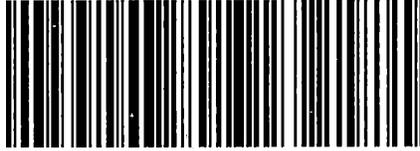
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 6830 22



(2023-C-001900 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

27BC0962-3337-490B-A44292D333902065}[RETURN MAIL LETTER]

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



State of West Virginia

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

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-001900
JOSE ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301-1152

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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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-001900

County: KANAWHA

Legal Description: PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELLEY CK

Map: 5 Parcel: 0047 0006 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"/>

JOSE ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301
USA

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

KATHY ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301
USA

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

FEB 24 25 PM 12:03

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



(2023-C-001900-KANAWHA COUNTY-WVTK LLC)
JOSE ACEVEDO - PERSONAL SERVICE
401 BIBBY ST APT 6
CHARLESTON, WV 25301

{27BC0962-3337-490B-A44292D333902065}[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-001900-KANAWHA COUNTY-WVTK LLC)

JOSE ACEVEDO - PERSONAL SERVICE
401 BIBBY ST APT 6
CHARLESTON, WV 25301

To: JOSE ACEVEDO, KATHY ACEVEDO, JOSE ACEVEDO, 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-001900-KANAWHA COUNTY- WVTK LLC)

JOSE ACEVEDO - PERSONAL SERVICE
401 BIBBY ST APT 6
CHARLESTON, WV 25301

DISTRICT UNION MAP 5 PARCEL 0047 0006 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001900** , located in UNION District, PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELL which was returned delinquent or nonentered in the name of ACEVEDO KATHY L & JOSE , 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 - 114142 .	\$85.24
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 2023-114022 .	\$19.64
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$105.39
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$639.99
Additional Statutory Fees with Interest.	\$267.57
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,117.83

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

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

Given under my hand March 27, 2025

Christal G. Perry

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-1900

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Jose Acevedo, 401 Bibby St, Apt 6, Charleston, WV 25301.**

I, Samantha Bailey, being duly sworn, depose and say that on the **30th day of April, 2025 at 10:29 am, 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: **401 Bibby St, Apt 6, Charleston, WV 25301.**

Additional Information pertaining to this Service:

4/30/2025 10:29 am Attempted 401 Bibby St, Apt 6, Charleston, WV 25301. 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

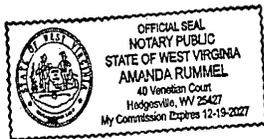
FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025003544

Subscribed and Sworn to before me on the 11 day
of May, 25 by the affiant who is
personally known to me.

Amanda Rummel

NOTARY PUBLIC
My Commission Expires: 12/19/27



12:11 PM 05/27/2025



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



(2023-C-001900-KANAWHA COUNTY-WVTK LLC)

KATHY ACEVEDO - PERSONAL SERVICE
401 BIBBY ST APT 6
CHARLESTON, WV 25301

{27BC0962-3337-490B-A44292D333902065}[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-001900-KANAWHA COUNTY-WVTK LLC)

KATHY ACEVEDO - PERSONAL SERVICE
401 BIBBY ST APT 6
CHARLESTON, WV 25301

To: JOSE ACEVEDO, KATHY ACEVEDO, JOSE ACEVEDO, 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-001900-KANAWHA COUNTY- WVTK LLC)

KATHY ACEVEDO - PERSONAL SERVICE
401 BIBBY ST APT 6
CHARLESTON, WV 25301

DISTRICT UNION MAP 5 PARCEL 0047 0006 0000

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Subsequent of taxes paid on the property, with interest to for tax year 2023-114022 .	\$19.64
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$105.39
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$639.99
Additional Statutory Fees with Interest.	\$267.57
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,117.83

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

Given under my hand March 27, 2025

Christal G. Perry

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-1900

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Kathy Acevedo, 401 Bibby St, Apt 6, Charleston, WV 25301.**

I, Samantha Bailey, being duly sworn, depose and say that on the **30th day of April, 2025 at 10:29 am, 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: **401 Bibby St, Apt 6, Charleston, WV 25301.**

Additional Information pertaining to this Service:

4/30/2025 10:29 am Attempted 401 Bibby St, Apt 6, Charleston, WV 25301. 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

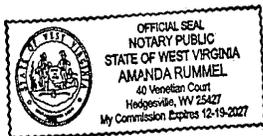
Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025003543

Subscribed and Sworn to before me on the 11 day of May, 25 by the affiant who is personally known to me.

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



APR 27 2025 11:12 AM



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-1900 / JOSE ACEVEDO
Please publish, funds enclosed (270.16)

Thanks,

JUL 25 2025 PM 1:37

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

RE: KANAWHA COUNTY 2023-C-1900

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

IN RESPONSE TO RE: JOSE ACEVEDO (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-1900, delinquent in the name of ACEVEDO KATHY L & JOSE. Described as PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELLEY CK

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

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

JOSE ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312
by Certified mail

KATHY ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312
by Certified mail

JOSE ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301-1152
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

JUL 25 2025 PM 1:37

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: JOSE ACEVEDO (shown on auditors site, NTR ID 9780/1)

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon JOSE ACEVEDO. 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 JOSE ACEVEDO be served at 401 BIBBY ST APT 6 , CHARLESTON, WV 25301-1152 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: KATHY ACEVEDO (shown on auditors site, NTR ID 9780/2)

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon KATHY ACEVEDO. 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 KATHY ACEVEDO be served at 401 BIBBY ST APT 6 , CHARLESTON, WV 25301-1152 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: JOSE ACEVEDO (shown on auditors site, NTR ID 9780/3)

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon JOSE ACEVEDO. 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 JOSE ACEVEDO be served at 401 BIBBY ST APT 6 , CHARLESTON WV 25301-1152 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: (shown on auditors site, NTR ID 9780/2)

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

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Review of available public records;

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

Having completed a diligent research, WVTK LLC requested be served at by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

JUL 25 2025 PM 1:37

The certificate remains unredeemed.

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

Susan A Callison

Susan (Allie) Callison

West Virginia State Bar No: 14541

JUL 25 2025 PM 1:37

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-1900 / KATHY ACEVEDO
Notice by publications has been requested.

Thanks,

JUL 25 2025 PM 1:56

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

RE: KANAWHA COUNTY 2023-C-1900

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: KATHY ACEVEDO (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-1900, delinquent in the name of ACEVEDO KATHY L & JOSE. Described as PAR C-3 1-5/100A MCCLANAHAN SUB OF PAR C SURF KELLEY CK

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

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RT 5 BOX 219
CHARLESTON, WV 25312
by Certified mail

KATHY ACEVEDO
RT 5 BOX 219
CHARLESTON, WV 25312
by Certified mail

JOSE ACEVEDO
401 BIBBY ST APT 6
CHARLESTON, WV 25301-1152
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

JUL 25 2025 PM 1:36

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: JOSE ACEVEDO (shown on auditors site, NTR ID 9780/1)

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon JOSE ACEVEDO. 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 JOSE ACEVEDO be served at 401 BIBBY ST APT 6 , CHARLESTON, WV 25301-1152 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: KATHY ACEVEDO (shown on auditors site, NTR ID 9780/2)

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon KATHY ACEVEDO. 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 KATHY ACEVEDO be served at 401 BIBBY ST APT 6 , CHARLESTON, WV 25301-1152 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: JOSE ACEVEDO (shown on auditors site, NTR ID 9780/3)

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon JOSE ACEVEDO. 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 JOSE ACEVEDO be served at 401 BIBBY ST APT 6 , CHARLESTON WV 25301-1152 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: (shown on auditors site, NTR ID 9780/1)

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon . 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 be served at 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.

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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, having requested, paid for, and causing notice by publication, hereby requests the deed be issued to WVTK LLC.

Susan A Callison

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

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