

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 \$1,074.43, 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-001244	WITHROW CARVIN LIFE & ANGELA C LACY REM

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-001244	LT 17 EDGEFIELD PARK ADN	Jefferson District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,074.43.

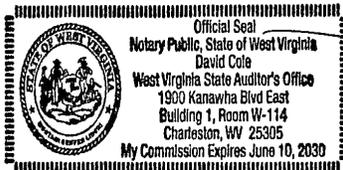
Witness the following signature:

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. McCormick, Clerk  
 Instrument 4157365  
 02/06/2026 @ 08:32:18 AM  
 TAX DEED  
 Book 2558 @ Page 423  
 Pages Recorded 64  
 Recording Cost \$  
 Transfer Tax \$  
 116.00  
 8.25

CERTIFICATE OF CERTIFICATION NO: 2023-C- 001244

KANAWHA

COUNTY 16 JEFFERSON

DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF KANAWHA  
ON 10/31/2023 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 16 6B 0203 0000 0000 ACCOUNT # 06706246

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000077344	WITHROW CARVIN LIFE & ANGELA C LACY REM 420 LORE ST ST ALBANS	LT 17 EDGEFIELD PARK ADN   WV 25177
	DELINQUENT TAXES	369.64
	INTEREST	27.72
	PUBLICATIONS & NOTICES	75.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000077133	400.87
	TOTAL	888.23

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-001244**

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 17 EDGEFIELD PARK ADN

**District:** JEFFERSON                      **Map:** 6B                      **Parcel:** 0203 0000 0000

**Taxpayer:**

WITHROW CARVIN LIFE & ANGELA C LACY REM  
420 LORE ST  
ST ALBANS, WV 25177

Delinquent Taxes: 2022 - 77344	\$487.36
Interest on Delinquent Taxes	\$29.24
Subsequent Taxes: 2023-77133	\$420.36
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$71.92
Courthouse Facility Improvement Fund	\$10.00
<b>Amount of Bid</b>	<b>\$1,074.43</b>
<b>Amount Due</b>	<b>\$1,074.43</b>
<b>Surplus</b>	<b>\$0.00</b>

**Purchaser:**

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954



*John B. McCuskey*  
John B. McCuskey, State Auditor

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

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

Total Cost: \$105.65

Billing Name / Organization: WVTK LLC  
 Address: 18102 SENECA TRAIL  
 City / State / Zip : MARLINTON, WV 24954  
 Phone: 304-389-4951 Alt. Phone:  
 Certification / Certificate Number: 2023-C-001244  
 County: KANAWHA COUNTY  
 Legal Description: LT 17 EDGEFIELD PARK ADN  
 Map: 6B Parcel: 0203 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"/>				

ANGELA LACY  
 420 LORE ST  
 SAINT ALBANS, WV 25177-2535  
 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"/>

PIONEER WV FEDERAL CREDIT UNION  
 1320 KANAWHA BLVD E  
 CHARLESTON, WV 25301-3001  
 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"/>				

MICHAEL FREDERICK, TRUSTEE  
 1320 KANAWHA BLVD E  
 CHARLESTON, WV 25301-3001  
 USA

AUG 24 2024

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

OCCUPANT  
 420 LORE ST  
 SAINT ALBANS, WV 25177  
 USA

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

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.

AUG 9 '24 #10147

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: WITHROW CARVIN LIFE & ANGELA CLACY REM

LT 17 EDGEFIELD PARK ADN  
JEFFERSON District  
Kanawha County, West Virginia

Certificate No. 2023-C-001244 CIN CTS-20-2023-1244

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



SEP 9 '24 11:10:47

SS

# TITLE WORKSHEET



KANAWHA County - 20

Name(s) WITHROW CARVIN LIFE & ANGELA C LACY REM  
JEFFERSON Dist (16) Map 006B Parcel 0203 Sub 0000SPLIT0000  
Description LT 17 EDGEFIELD PARK ADN

TITLE WORK CODE: CTS-20-2023-1244  
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011: WITHROW CARVIN LIFE & ANGELA C LACY REM  
Book/Page: 2757/ 0577 Tax Class: 2  
LANDBOOK 2022: WITHROW CARVIN LIFE & ANGELA C LACY REM Book/Page: 2757/ 0577 Tax Class: 2  
LANDBOOK 2021: WITHROW CARVIN LIFE & ANGELA C LACY REM Book/Page: 2757 / 0577 Tax Class: 2  
LANDBOOK 2010, 2009, 2008, 2007, 2006: WITHROW CARVIN LIFE & WILLIAM & ANGELA WILEMAN Book/Page: 2494/ 0159 Tax Class: 2

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

TRANSFERS	GRANTOR		GRANTEE
QUIT CLAIM			
09/28/2009	WILLIAM WILEMAN ANGELA C WILEMAN AKA ANGELA C LACY	DEED 2757/577	ANGELA C LACY
02/16/2000	CARVIN WITHROW WILLIAM WILEMAN ANGELA C WILEMAN	DEED 2494/159	WILLIAM WILEMAN ANGELA C WILEMAN

Adverse Item Table	OC/FT	DT	liens
19 ANGELA C LACY 11 Angela C Wileman	/	① /	/
13 WILLIAM WILEMAN	/	/	②

### REFERENCE ITEMS

NO PARTY RETURN MAIL

20-DEED-2757-577

TD 3690/167

① Angela Lacy  
420 Lore Street  
St Albans 25177

Lender  
Pioneer WV Federal Credit Union  
1320 Kanawha Blvd East  
Chas 25301

CTS-20-2023-1244

Trustee

Michael Frederick  
Kanebha City

② judgment  
creditor

J 326/188

Angela Lacy  
420 Core St  
St Albans 25177

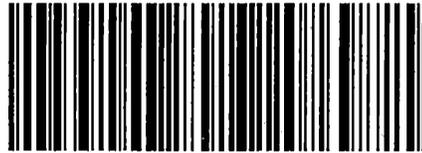
Stop 7/9/2024 11:29 am

ADDRESSES Angela, William, ② ✓

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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 8771 86



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(2023-C-001244-KANAWHA COUNTY-WVTK LLC)  
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS  
1001 VIRGINIA STREET EAST  
CHARLESTON, WV 25301

{2B68493F-D6B9-4087-8EFB2422CCB6650}[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-001244-KANAWHA COUNTY-WVTK LLC)

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

To: ANGELA LACY, PIONEER WV FEDERAL CREDIT UNION, MICHAEL FREDERICK, TRUSTEE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001244-KANAWHA COUNTY- WVTK LLC)

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

**DISTRICT JEFFERSON MAP 6B PARCEL 0203 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001244** , located in JEFFERSON District, LT 17 EDGEFIELD PARK ADN which was returned delinquent or nonentered in the name of WITHROW CARVIN LIFE & ANGELA C LACY , 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 - 77344 .	\$609.20
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-77133 .	\$497.45
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$176.58
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$716.50
Additional Statutory Fees with Interest.	\$502.21
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,501.94</b>

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

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

---

Given under my hand September 2, 2025

*Christal G. Perry*

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

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

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



(2023-C-001244-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL  
420 LORE ST  
SAINT ALBANS, WV 25177

2B68493F-D6B9-4087-8EFB24222CCB6650}[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-001244-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL  
420 LORE ST  
SAINT ALBANS, WV 25177

To: ANGELA LACY, PIONEER WV FEDERAL CREDIT UNION, MICHAEL FREDERICK, TRUSTEE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001244-KANAWHA COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL  
420 LORE ST  
SAINT ALBANS, WV 25177

**DISTRICT JEFFERSON MAP 6B PARCEL 0203 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 - 77344 .	\$560.46
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 2023-77133 .	\$456.87
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$171.08
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$655.93
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,844.34</b>

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

---

Given under my hand August 27, 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  
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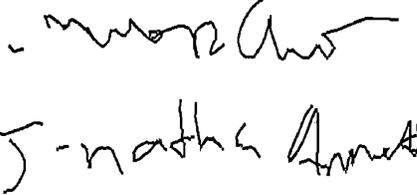


Date Produced: 02/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6794 45. 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 :



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.

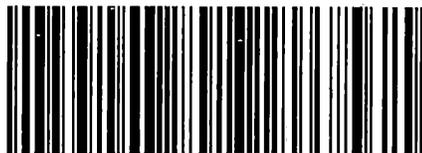
Sincerely,  
United States Postal Service

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

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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 3770 82



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(2023-C-001244-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

2B68493F-D6B9-4087-8EFB24222CCB6650][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-001244-KANAWHA COUNTY-WVTK LLC)

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PO BOX 229  
CHARLESTON, WV 25321

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West Virginia State Auditor's Office  
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(2023-C-001244-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

**DISTRICT JEFFERSON MAP 6B PARCEL 0203 0000 0000**

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Given under my hand August 27, 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**

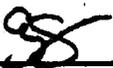


Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3770 82. Our records indicate that this item was delivered on 08/30/2024 at 06:37 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

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

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: 09/08/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8771 86. 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 :

1007

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 7884 13. 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.

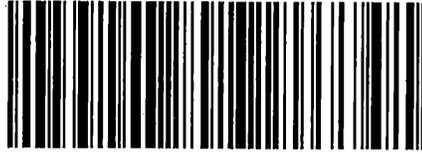
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United States Postal Service

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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 3770 75



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(2023-C-001244-KANAWHA COUNTY-WVTK LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE  
STOP 2850F  
FLORENCE, KY 41042

2B68493F-D6B9-4087-8EFB24222CCB6650}[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-001244-KANAWHA COUNTY-WVTK LLC)

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

To: ANGELA LACY, PIONEER WV FEDERAL CREDIT UNION, MICHAEL FREDERICK, TRUSTEE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001244-KANAWHA COUNTY- WVTK LLC)

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

**DISTRICT JEFFERSON MAP 6B PARCEL 0203 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001244** , located in JEFFERSON District, LT 17 EDGEFIELD PARK ADN which was returned delinquent or nonentered in the name of WITHROW CARVIN LIFE & ANGELA C LACY , 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 - 77344 .	\$560.46
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 2023-77133 .	\$456.87
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$171.08
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$655.93
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,844.34</b>

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

---

Given under my hand August 27, 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: 09/09/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3770 75. Our records indicate that this item was delivered on 09/03/2024 at 12:46 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W Stone  
DAVID W STONE  
7940 Kentucky Drive

Address of Recipient :

7940 Kentucky Drive  
Florence, KY 41042

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

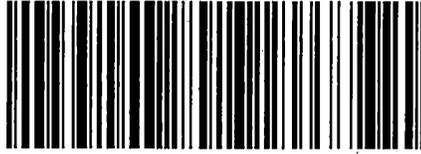
Sincerely,  
United States Postal Service

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

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 3770 68



---

(2023-C-001244-KANAWHA COUNTY-WVTK LLC)

MICHAEL FREDERICK, TRUSTEE  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001

2B68493F-D6B9-4087-8EFB24222C6B6650}[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-001244-KANAWHA COUNTY-WVTK LLC)

MICHAEL FREDERICK, TRUSTEE  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001

To: ANGELA LACY, PIONEER WV FEDERAL CREDIT UNION, MICHAEL FREDERICK, TRUSTEE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001244-KANAWHA COUNTY- WVTK LLC)

MICHAEL FREDERICK, TRUSTEE  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001

**DISTRICT JEFFERSON MAP 6B PARCEL 0203 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001244** , located in JEFFERSON District, LT 17 EDGEFIELD PARK ADN which was returned delinquent or nonentered in the name of WITHROW CARVIN LIFE & ANGELA C LACY , 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 - 77344 .	\$560.46
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 2023-77133 .	\$456.87
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$171.08
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$655.93
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,844.34</b>

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

---

Given under my hand August 27, 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 3770 68. Our records indicate that this item was delivered on 08/30/2024 at 02:24 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Olivia Taylor

Address of Recipient :

**1320 KANAWHA BLVD E,  
CHARLESTON, WV 25301**

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

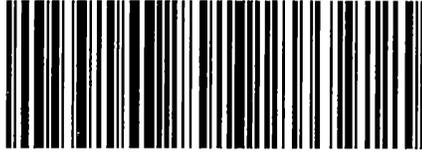
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-001244 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 3770 51



---

(2023-C-001244-KANAWHA COUNTY-WVTK LLC)

PIONEER WV FEDERAL CREDIT UNION  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001

2B68493F-D6B9-4087-8EFB24222CCB6650}[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-001244-KANAWHA COUNTY-WVTK LLC)

PIONEER WV FEDERAL CREDIT UNION  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001

To: ANGELA LACY, PIONEER WV FEDERAL CREDIT UNION, MICHAEL FREDERICK, TRUSTEE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001244-KANAWHA COUNTY- WVTK LLC)

PIONEER WV FEDERAL CREDIT UNION  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001

**DISTRICT JEFFERSON MAP 6B PARCEL 0203 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001244** , located in JEFFERSON District, LT 17 EDGEFIELD PARK ADN which was returned delinquent or nonentered in the name of WITHROW CARVIN LIFE & ANGELA C LACY , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2025 will be as follows:

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$171.08
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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,844.34</b>

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

---

Given under my hand August 27, 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 3770 51. Our records indicate that this item was delivered on 08/30/2024 at 02:24 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Olivia Dupon".

A second handwritten signature in black ink, clearly legible as "Olivia Dupon".

Address of Recipient :

**1320 KANAWHA BLVD E,  
CHARLESTON, WV 25301**

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-001244 KANAWHA



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

(2023-C-001244-KANAWHA COUNTY-WVTK LLC)  
 OCCUPANT - REGULAR MAIL  
 420 LORE ST  
 SAINT ALBANS, WV 25177

VAC

RETURN SERVICE  
 REQUESTED

PRESORTED  
 FIRST CLASS



US POSTAGE PAID BY ADDRESSEE  
 ZIP 25311 \$ 000.59<sup>3</sup>  
 02 4W  
 0000377388 AUG. 28, 2024

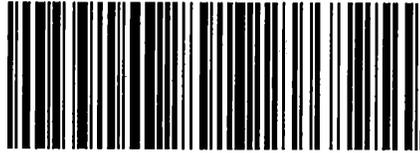
SEP 24 24 AM 11:12

NIXIE 152 DE 1260 0009/20/24  
 RETURN TO SENDER  
 UNABLE TO FORWARD  
 BC: 25305000999 \*0596-04997-20-25

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 3770 44



---

(2023-C-001244-KANAWHA COUNTY-WVTK LLC)

ANGELA LACY  
420 LORE ST  
SAINT ALBANS, WV 25177-2535

2B68493F-D6B9-4087-8EFB24222CCB6650}[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-001244-KANAWHA COUNTY-WVTK LLC)

ANGELA LACY  
420 LORE ST  
SAINT ALBANS, WV 25177-2535

To: ANGELA LACY, PIONEER WV FEDERAL CREDIT UNION, MICHAEL FREDERICK, TRUSTEE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001244-KANAWHA COUNTY- WVTK LLC)

ANGELA LACY  
420 LORE ST  
SAINT ALBANS, WV 25177-2535

**DISTRICT JEFFERSON MAP 6B PARCEL 0203 0000 0000**

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No. 2023-C-001244** , located in JEFFERSON District, LT 17 EDGEFIELD PARK ADN which was returned delinquent or nonentered in the name of WITHROW CARVIN LIFE & ANGELA C LACY , 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 - 77344 .	\$560.46
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 2023-77133 .	\$456.87
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$171.08
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$655.93
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,844.34</b>

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

---

Given under my hand August 27, 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

(2023-C-001244-KANAWHA COUNTY-WVTK LLC)  
ANGELA LACY  
420 LORE ST  
SAINT ALBANS, WV 25177-2535



USPS CERTIFIED MAIL  
9414 8091 0924 9001 3770 44



US POSTAGE  
ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 AUG. 28, 2024

SEP 19 124 PM 2:03

20230919 1527 0099

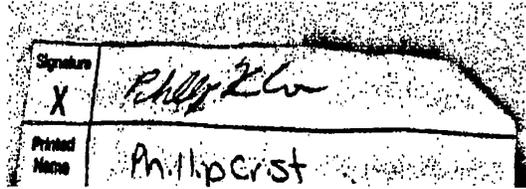
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
RETURN TO SENDER  
UNABLE TO FORWARD  
1527 0099  
0009/15/24

Date Produced: 09/23/2024

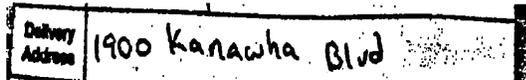
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3770 44. Our records indicate that this item was delivered on 09/19/2024 at 05:50 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.

**NOTICE TO REDEEM**

**CERT NO. 2023-C-001244  
KANAWHA COUNTY  
WVTK LLC**

To: ANGELA LACY, PIONEER WV FEDERAL CREDIT UNION, MICHAEL FREDERICK, TRUSTEE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, tenholders, 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 JEFFERSON  
MAP 6B  
PARCEL 0203 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, Certification No. 2023-C-001244, LOCATED IN JEFFERSON DISTRICT, LT 17 EDGEFIELD PARK AON which was returned delinquent or nonentered in the name of WITHROW CARVIN LIFE & ANGELA C LACY, 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 2022-77344 \$609.20

WVTK LLC

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 2023-77133 \$497.45

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$176.58

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

Additional Statutory Fees with interest \$502.21

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$2501.94

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

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

Given under my hand SEPTEMBER 2, 2025  
Christal G. Perry

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

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

Questions please call 1-888-509-6568

LC-346607  
09-16,23,30;2025



Ad Number 346607

Kan

23-C-1244

**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

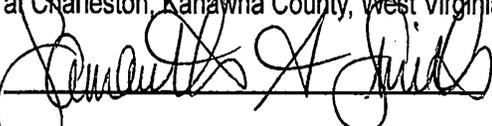
as aforesaid was \$ 285.68

Commencing On: 09/16/2025

Ending On: 09/30/2025

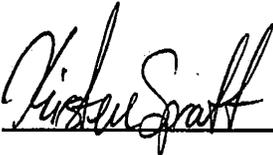
Given under my hand this day 09/30/2025

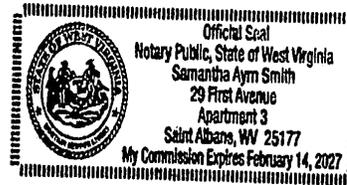
Sworn to and subscribed before me 09/30/2025  
at Charleston, Kanawha County, West Virginia



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

MY COMMISSION EXPIRES: 2/14/2027

  
\_\_\_\_\_



OCT 3 2025 11:24



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



(2023-C-001244-KANAWHA COUNTY-WVTK LLC)  
PIONEER WV FEDERAL CREDIT UNION - SECRETARY OF STATE  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001

2B68493F-D6B9-4087-8EFB24222CCB6650}[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-001244-KANAWHA COUNTY-WVTK LLC)

PIONEER WV FEDERAL CREDIT UNION - SECRETARY OF STATE  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001

To: ANGELA LACY, PIONEER WV FEDERAL CREDIT UNION, MICHAEL FREDERICK, TRUSTEE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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Charleston, West Virginia 25305



(2023-C-001244-KANAWHA COUNTY- WVTK LLC)

PIONEER WV FEDERAL CREDIT UNION - SECRETARY OF STATE  
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CHARLESTON, WV 25301-3001

**DISTRICT JEFFERSON MAP 6B PARCEL 0203 0000 0000**

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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,844.34</b>

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

---

Given under my hand August 27, 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



February 11, 2025

Dear 2023 C 1244 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9214 8901 1251 3410 0004 0033 76.**

#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	September 25, 2024, 2:04 pm
<b>Location:</b>	CHARLESTON, WV 25301
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	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-001244-KANAWHA COUNTY-WVTK LLC)  
PIONEER WV FEDERAL CREDIT UNION - SECRETARY OF STATE  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001

ACCEPTED FOR  
OFFICE OF PROCESS  
2024 SEP 17 A 11: 50  
SECRETARY OF STATE  
OFFICE OF WEST VIRGINIA

{2B68493F-D6B9-4087-8EFB24222CCB6650}[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-001244-KANAWHA COUNTY-WVTK LLC)

PIONEER WV FEDERAL CREDIT UNION - SECRETARY OF STATE  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001

To: ANGELA LACY, PIONEER WV FEDERAL CREDIT UNION, MICHAEL FREDERICK, TRUSTEE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001244-KANAWHA COUNTY- WVTK LLC)

PIONEER WV FEDERAL CREDIT UNION - SECRETARY OF STATE  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001

**DISTRICT JEFFERSON MAP 6B PARCEL 0203 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001244** , located in JEFFERSON District, LT 17 EDGEFIELD PARK ADN which was returned delinquent or nonentered in the name of WITHROW CARVIN LIFE & ANGELA C LACY , 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 - 77344 .	\$560
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0
Subsequent of taxes paid on the property, with interest to for tax year 2023-77133 .	\$456
Additional taxes with interest.	\$0
Auditor's Certification, Publication, and Redemption fee plus interest.	\$171
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$655
Additional Statutory Fees with Interest.	\$0
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,844.

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

---

Given under my hand August 27, 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](http://www.wvsos.com)

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

**Control Number:** 329281

**Defendant:** PIONEER WV FEDERAL CREDIT  
UNION  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301 US

**County:** State of West Virginia

**Civil Action:** NTR189620 2023-C-001244  
KANAWHA

**Certified Number:** 92148901125134100004003376

**Service Date:** 9/17/2024

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,

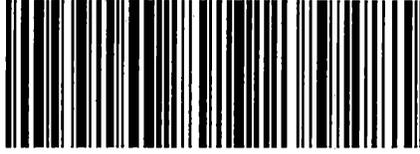
A handwritten signature in cursive script that reads "Mac Warner".

Mac Warner  
Secretary of State

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 13



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(2023-C-001244 - KANAWHA COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

2B68493F-D6B9-4087-8EFB24222CCB6650}[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-001244  
ANGELA LACY  
420 LORE ST  
SAINT ALBANS, WV 25177

Dear Purchaser:

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

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

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

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

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

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

Sincerely,

*Christal G. Perry*

Christal G. Perry

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



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate Number:**

**County:**

**Legal Description:**

**Name and address of those to be notified**

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

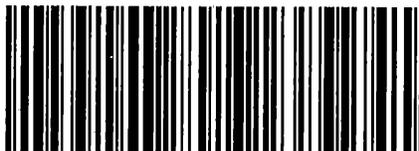
**Personal Service**

**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 6794 45

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(2023-C-001244 - KANAWHA COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

2B68493F-D6B9-4087-8EFB24222CCB6650][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-001244  
ANGELA LACY  
420 LORE ST  
SAINT ALBANS, WV 25177-2535

Dear Purchaser:

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

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

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

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

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

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

Sincerely,

*Christal G. Perry*

Christal G. Perry

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



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate Number:**

**County:**

**Legal Description:**

**Name and address of those to be notified**

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

**Personal Service**

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

# Supplemental Notice to Redeem Form

Total Cost: \$135.16

Billing Name / Organization: WVTK LLC  
Address: 18102 SENECA TRAIL  
City / State / Zip : MARLINTON, WV 24954  
Phone: 304-389-4951 Alt. Phone:  
Certification / Certificate Number: 2023-C-001244  
County: KANAWHA  
Legal Description: LT 17 EDGEFIELD PARK ADN  
Map: 6B Parcel: 0203 0000 0000

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**Name and address of those to be notified**

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

ANGELA LACY  
420 LORE ST  
SAINT ALBANS, WV 25177  
USA

---

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

FEB 24 25 PM 12:04

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



(2023-C-001244-KANAWHA COUNTY-WVTK LLC)  
ANGELA LACY - PERSONAL SERVICE  
420 LORE ST  
SAINT ALBANS, WV 25177

{2B68493F-D6B9-4087-8EFB24222CCB6650}[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-001244-KANAWHA COUNTY-WVTK LLC)

ANGELA LACY - PERSONAL SERVICE  
420 LORE ST  
SAINT ALBANS, WV 25177

To: ANGELA LACY, PIONEER WV FEDERAL CREDIT UNION, MICHAEL FREDERICK, TRUSTEE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-001244-KANAWHA COUNTY- WVTK LLC)

ANGELA LACY - PERSONAL SERVICE  
420 LORE ST  
SAINT ALBANS, WV 25177

**DISTRICT JEFFERSON MAP 6B PARCEL 0203 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001244** , located in JEFFERSON District, LT 17 EDGEFIELD PARK ADN which was returned delinquent or nonentered in the name of WITHROW CARVIN LIFE & ANGELA C LACY , 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 - 77344 .	\$579.96
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 2023-77133 .	\$473.10
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$173.28
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$680.16
Additional Statutory Fees with Interest.	\$137.86
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,044.36</b>

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

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

---

Given under my hand March 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-1244

**WVTK LLC**

Received by FALCON EXPRESS SERVICES, LLC to be served on **Angela Lacy, 420 Lore St, Saint Albans, WV 25177.**

I, Samantha Bailey, being duly sworn, depose and say that on the **30th day of April, 2025** at **1:01 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: **420 Lore St, Saint Albans, WV 25177.**

**Additional Information pertaining to this Service:**

4/30/2025 1:01 pm Attempted 420 Lore St, Saint Albans, WV 25177. Subject does not live at address per current resident. Documents posted.

Any and all physical description details are approximations.

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

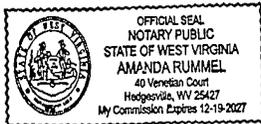
*Samantha Bailey*  
\_\_\_\_\_  
Samantha Bailey  
Process Server

FALCON EXPRESS SERVICES, LLC  
(843) 577-9696

Our Job Serial Number: FES-2025003469

Subscribed and Sworn to before me on the 12 day  
of May, 25 by the affiant who is  
personally known to me.

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



Z8:0T#W 5Z.C NNT



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-1244 / ANGELA LACY  
Please publish, funds enclosed (270.16)

Thanks,

JUL 25 2025 PM 3:18

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

---

**RE: KANAWHA COUNTY 2023-C-1244**

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: ANGELA LACY (shown on auditors site, row )**

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-1244, delinquent in the name of WITHROW CARVIN LIFE & ANGELA C LACY REM. Described as LT 17 EDGEFIELD PARK ADN

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: ANGELA LACY, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, MICHAEL FREDERICK, TRUSTEE, OCCUPANT, PIONEER WV FEDERAL CREDIT UNION, WV STATE TAX DEPARTMENT

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

ANGELA LACY  
420 LORE ST  
SAINT ALBANS, WV 25177-2535  
by Certified mail

PIONEER WV FEDERAL CREDIT UNION  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001  
by Certified mail, by secretary of state

MICHAEL FREDERICK, TRUSTEE  
1320 KANAWHA BLVD E  
CHARLESTON, WV 25301-3001  
by Certified mail

JUL 25 2025 PM 3:18

Occupant  
420 LORE ST  
Saint Albans, WV 25177  
as occupant

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

WV State Tax Department  
Po Box 229  
Charleston, WV 25321

by Certified mail

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: ANGELA LACY (shown on auditors site, NTR ID 9729/1

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon ANGELA LACY. 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 ANGELA LACY be served at 420 LORE ST , SAINT ALBANS, WV 25177 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

The certificate remains unredeemed.

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



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

JUL 25 2025 10:18