

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 June, 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 \$1,800.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2023-C-000117	CREMEANS ROGER K -LIFE

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 Cabell, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000117	.73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD	Guyandotte District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,800.00.

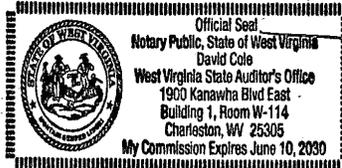
Witness the following signature:

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

State of West Virginia  
County of Kanawha, to wit:

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

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



David Cole  
Notary Public

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

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON WV 24954-6840

Cabell County  
Scott Caserta, Clerk  
Instrument: 6251031  
01/15/2026 @ 12:44:28 PM  
DEED  
Book #41 @ Page 217  
Pages Recorded 109  
Recordings Cost \$  
Transfer Tax \$  
165.00  
11.00

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000117

CABELL COUNTY

COUNTY 04 GUYANDOTTE

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 04 14 0125 0000 0000 ACCOUNT # 00016380

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000016763	CREMEANS ROGER K -LIFE	.73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD HUNTINGTON WV 257019623
	DELINQUENT TAXES	184.20
	INTEREST	13.82
	PUBLICATIONS & NOTICES	70.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000016876	217.90
	TOTAL	500.92

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

\_\_\_\_\_  
SHERIFF, COUNTY OF CABELL COUNTY

# 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: CABELL COUNTY 2023-C-000117**

Memorandum of real estate sold in the county of CABELL on this 6th day of June, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

**Property Description:** .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD

**District:** GUYANDOTTE                      **Map:** 14                      **Parcel:** 0125 0000 0000

**Taxpayer:**

CREMEANS ROGER K -LIFE  
4512 GREEN VALLEY RD \*  
HUNTINGTON, WV 25701-9623

Delinquent Taxes: 2022 - 16763	\$283.02
Interest on Delinquent Taxes	\$22.64
Subsequent Taxes: 2023-16876	\$233.15
Back Taxes:	\$0.00
Certification Fee	\$25.75
Publication Fee	\$30.60
Auditor's Fee	\$41.10
Courthouse Facility Improvement Fund	\$10.00
<b>Amount of Bid</b>	<b>\$1,800.00</b>
<b>Amount Due</b>	<b>\$646.26</b>
<b>Surplus</b>	<b>\$1,153.74</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 October 4, 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: \$432.93

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-000117

County: CABELL COUNTY

Legal Description: .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD

Map: 14 Parcel: 0125 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTTIE LESTER II  
4550 BOWEN RIDGE RD  
HUNTINGTON, WV 25701  
USA

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

ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS  
4550 BOWEN RIDGE RD  
HUNTINGTON, WV 25701  
USA

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

SEP 26 '24 AM 11:11

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WALLACE WENDELL ADKINS  
5378 LOWER HEATH CREEK RD  
BARBOURSVILLE, WV 25504  
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ROGER CREMEANS  
 700 1/2 BUFFINGTON ST  
 HUNTINGTON, WV 25702  
 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ROGER CREMEANS  
 4512 GREEN VALLEY RD  
 HUNTINGTON, WV 25701  
 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RICKY CREMEANS  
 4550 BOWEN RIDGE RD  
 HUNTINGTON, WV 25701  
 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTTIE LESTER II  
 4512 GREEN VALLEY RD  
 HUNTINGTON, WV 25701-9623  
 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SEP 26 '24 AM 11:11

ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS  
 4512 GREEN VALLEY RD  
 HUNTINGTON, WV 25701-9623  
 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ROGER CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623  
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RICKY CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623  
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OCCUPANT  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623  
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ALVIN CREMEANS JR ESTATE OR UKNOWN HEIRS OF  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623  
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

SEP 26 '24 AM 11:11

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

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

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

SEP 26 '24 AM 11:11

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: CREMEANS ROGER K -LIFE

.73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD  
GUYANDOTTE District  
Cabell County, West Virginia

Certificate No. 2023-C-000117 CIN CTS-06-2023-117

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Cabell 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 26 '24 AM 11:12

# TITLE WORKSHEET



CABELL County - 06

Name(s) CREMEANS ROGER K -LIFE

GUYANDOTTE Dist (04) Map 0014 Parcel 0125 Sub 0000SPLIT0000

Description .73AC & 9.650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD

TITLE WORK CODE: CTS-06-2023-117

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009: CREMEANS ROGER K -LIFE

Book/Page: W187/ 159 Tax Class: 2

LANDBOOK 2021: CREMEANS ROGER K -LIFE Book/Page: W187 / 159 Tax Class: 2

LANDBOOK 2008, 2007, 2006, 2005, 2004, 2003: CREMEANS EUNICE A Book/Page: 652/ 125 Tax Class: 2

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

<b>TRANSFERS</b>	<b>GRANTOR</b>	<b>GRANTEE</b>
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Death Date 12/10/2023

- LINVILLE PEARLIE RAY
- LEGG JAMES EDWARD JR
- LITTLEJOHN MICHAEL
- LIEVING MATTHEW JESS
- LESTER CHERYL LYNN
- LEWIS HELEN LOUISE
- LEGG DORIS LOUISE
- LEGRAND ANNA LOUISE
- LIVELY SHERRY ANN
- LEADMAN VAUGHN GRAHAM
- LEMASTER PHYLLIS ANITA
- LEFFINGWELL JEREMY EUGENE
- MARUSHI DAVID
- LESTER FREDERICK EDWARD
- LEVY ELIZABETH MAE AKA LIZZIE MAE
- LEVY

01/02/2024

- LEWIS JAMES FERRELL
- LEWIS WOODROW WALTER
- LISTER LOUISE
- LEGG ROBERT LEE
- LIVELY BARBARA JANE
- LESTER POLLY JOAN
- LEWIS KAREN
- LILLY MARJORIE SUE
- LITCHFIELD JERRY ALLEN
- LITTLE ROBERT WAYNE JR
- LEGG MARGARET
- LEBEAU SAMUEL RAYMOND
- LILLY LEIGHTON THOMPSON
- LIPSCOMB LACY ANDERSON
- LITTLETON JAMES MICHAEL
- LEE PATRICIA ANNETTE
- LESTER ROSEMARY

DEATH RECORD  
2023/51

SEP 26 '24 AM 11:12

AFFIDAVIT FOR SMALL ESTATE (4550 BOWEN RIDGE ROAD HUNTINGTON)

04/19/2023

LESTER ROSEMARY DECEASED  
LESTER OTTIE H II BENEFICIARY

SMALL ESTATE  
INTESTATE  
99/473

LESTER OTTIE H II

06/25/2008

CREMEANS EUNICE A

WILL  
187/159

ROGER KEITH CREMEANS (LIFE)  
ROSEMARY LESTER (REMAINEDER)  
RICKY CREMEANS (REMAINEDER)  
ALVIN EUGENE CREMEANS JR.  
(REMAINEDER)

DEED  
652/125

Adverse Item Table	OC/FT	DT	Liens
ALVIN EUGENE CREMEANS JR. (REMAINEDER)			
ROGER KEITH CREMEANS (LIFE)			
RICKY CREMEANS (REMAINEDER)			
ROSEMARY LESTER (REMAINEDER)	SMALL ESTATE INTESTATE-99-473 DEATH RECORD-2023-51	DT-2510-22	
LESTER OTTIE H II	PROBATE APPT ADMIN'TOR/IX-100-36		
CREMEANS EUNICE A			

REFERENCE ITEMS

(physical and all names) 4512 Green Valley Road to Roger Keith Cremeans (Life)

06-WILL-187-159

DB-1160-525,PROBATE APPT ADMIN'TOR/IX-135-678,DB-1072-733,RECORD OF DELINQUENT LAND-1-741,MAPS-12-105,UCC-INSTRUMENT-46010,BOND ENCUMBRANCE LIEN-75-662,RELEASE BOND ENCUMBRANCE-500-428,STATE TAX RELEASE-560-173,STATE TAX RELEASE-560-167,STATE TAX RELEASE-560-158,RELEASE-545-261,STATE TAX LIEN-111-71,STATE TAX LIEN-110-49,DEATH RECORD-2008-902,PROBATE APPT EXECUTOR/RIX-152-649,DEATH RECORD-2008-502,DB-1143-339,DB-991-574,UCC-INSTRUMENT-92684,UCC-INSTRUMENT-52491,UCC-INSTRUMENT-199506020060,DT-1783-706,DT-1420-158,RELEASE-677-621,RELEASE-610-170,RELEASE-509-544,DB-1277-51,JUDGMENT-56-217,JUDGMENT-52-468,RELEASE-541-294,WILL-82-197,DB-1501-218,WILL-219-404,PROBATE APPT EXECUTOR/RIX-44-572,DB-1064-580,POA-1508-19,DT-2510-22,RIGHT OF WAY AGREEMENT-386-336,APPRAISEMENT-45-106,FINAL ACCOUNTING S/B-46-744

SEP 26 24 AM 11:12

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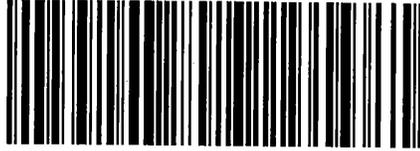
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West Virginia State Auditor's  
Office County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 5143 95



(2023-C-000117-CABELL COUNTY-WVTK LLC)

THE HERALD-DISPATCH  
5192 BRALEY ROAD  
HUNTINGTON, WV 25705

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

THE HERALD-DISPATCH  
5192 BRALEY ROAD  
HUNTINGTON, WV 25705

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

THE HERALD-DISPATCH  
5192 BRALEY ROAD  
HUNTINGTON, WV 25705

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000117** , located in GUYANDOTTE District, .73AC & 9.650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD which was returned delinquent or nonentered in the name of CREMEANS ROGER K -LIFE , and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 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 - 16763 .	\$331.13
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 2023-16876 .	\$252.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.30
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$999.58
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>\$1,794.98</b>

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

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Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL 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-000117-CABELL COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKNOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

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Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.30
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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>\$1,794.98</b>

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Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL 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: 10/28/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5143 95. Our records indicate that this item was delivered on 10/25/2024 at 02:20 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "L. Queen". The signature is written in a cursive style with a large initial "L" and a distinct "Queen" at the end.

Address of Recipient :

**5192 BRALEY RD,  
HUNTINGTON, WV 25705**

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-000117 CABELL



Date Produced: 04/28/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7347 93. Our records indicate that this item was delivered on 04/25/2025 at 11:27 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Jonathan Amnett".

Jonathan Amnett

Address of Recipient :

18102 Seneen  
Trail

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-000117 CABELL COUNTY



Date Produced: 04/28/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7345 88. Our records indicate that this item was delivered on 04/25/2025 at 11:27 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Amnett

Address of Recipient :

18102 Seneen  
Trail

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: 04/28/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7339 63. Our records indicate that this item was delivered on 04/25/2025 at 11:27 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Jonathan Anneta".

Jonathan Anneta

Address of Recipient :

18102 Seneen  
Trail

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: 04/28/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7349 77. Our records indicate that this item was delivered on 04/25/2025 at 11:27 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Jonathan Anneta".

Jonathan Anneta

Address of Recipient :

18102 Seneen  
Trail

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-000117 CABELL COUNTY



Date Produced: 10/27/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 0389 06. Our records indicate that this item was delivered on 10/24/2025 at 12:11 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

*James Amott*  
*Jonathan Amott*

Address of Recipient :

*18102 Seneca  
Trail*

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: 10/27/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 0389 13. Our records indicate that this item was delivered on 10/24/2025 at 12:11 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

*James Amott*  
*Jonathan Amott*

Address of Recipient :

*18102 Seneca  
Trail*

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-000117 CABELL COUNTY

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5072 12



(2023-C-000117-CABELL COUNTY-WVTK LLC)

RICKY CREMEANS  
4550 BOWEN RIDGE RD  
HUNTINGTON, WV 25701

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

RICKY CREMEANS  
4550 BOWEN RIDGE RD  
HUNTINGTON, WV 25701

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

RICKY CREMEANS  
4550 BOWEN RIDGE RD  
HUNTINGTON, WV 25701

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000117**, located in GUYANDOTTE District, .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD which was returned delinquent or nonentered in the name of CREMEANS ROGER K -LIFE, and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 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 - 16763 .	\$331.13
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 2023-16876 .	\$252.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.30
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$999.58
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>\$1,794.98</b>

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

---

Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL 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: 10/28/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5072 12. Our records indicate that this item was delivered on 10/25/2024 at 01:13 p.m. in HUNTINGTON, WV 25701. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Lisa Pindor*  
Lisa Pindor

Address of Recipient :

**4550 BOWEN RIDGE RD,  
HUNTINGTON, WV 25701**

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.

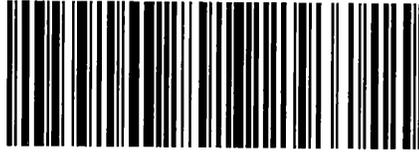
Sincerely,  
United States Postal Service

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-000117 CABELL

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 5072 74



(2023-C-000117-CABELL COUNTY-WVTK LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE  
STOP 2850F  
FLORENCE, KY 41042

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

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

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

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

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000117** , located in GUYANDOTTE District, .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD which was returned delinquent or nonentered in the name of CREMEANS ROGER K -LIFE , and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 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 - 16763 .	\$331.13
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 2023-16876 .	\$252.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.30
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$999.58
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>\$1,794.98</b>

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

---

Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL 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**

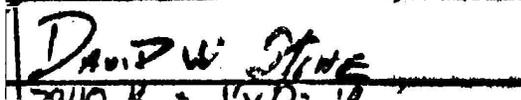


Date Produced: 10/28/2024

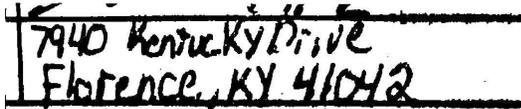
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5072 74. Our records indicate that this item was delivered on 10/25/2024 at 12:25 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

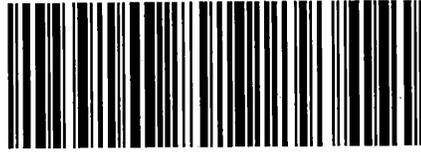
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Customer Reference Number: 2023-C-000117 CABELL

---

USPS CERTIFIED MAIL

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



9414 8091 0924 9001 5072 81



---

(2023-C-000117-CABELL COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKNOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000117** , located in GUYANDOTTE District, .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD which was returned delinquent or nonentered in the name of CREMEANS ROGER K -LIFE , and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

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Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.30
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$999.58
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>\$1,794.98</b>

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

---

Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL 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: 10/28/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5072 81. Our records indicate that this item was delivered on 10/25/2024 at 09:51 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
------------------	--------

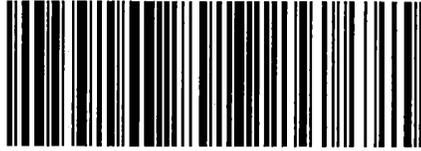
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Sincerely,  
United States Postal Service

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5074 65



(2023-C-000117-CABELL COUNTY-WVTK LLC)  
ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS  
4550 BOWEN RIDGE RD  
HUNTINGTON, WV 25701

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS  
4550 BOWEN RIDGE RD  
HUNTINGTON, WV 25701

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS  
4550 BOWEN RIDGE RD  
HUNTINGTON, WV 25701

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000117**, located in GUYANDOTTE District, .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD which was returned delinquent or nonentered in the name of CREMEANS ROGER K -LIFE, and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

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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>\$1,794.98</b>

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

---

Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL 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: 10/28/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5074 65. Our records indicate that this item was delivered on 10/25/2024 at 01:13 p.m. in HUNTINGTON, WV 25701. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Lisa Pindor*  
Lisa Pindor

Address of Recipient :

**4550 BOWEN RIDGE RD,  
HUNTINGTON, WV 25701**

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.

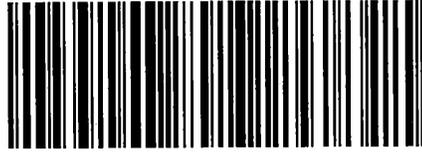
Sincerely,  
United States Postal Service

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-000117 CABELL

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 5074 72



(2023-C-000117-CABELL COUNTY-WVTK LLC)

WALLACE WENDELL ADKINS  
5378 LOWER HEATH CREEK RD  
BARBOURSVILLE, WV 25504

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

WALLACE WENDELL ADKINS  
5378 LOWER HEATH CREEK RD  
BARBOURSVILLE, WV 25504

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

WALLACE WENDELL ADKINS  
5378 LOWER HEATH CREEK RD  
BARBOURSVILLE, WV 25504

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000117** , located in GUYANDOTTE District, .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD which was returned delinquent or nonentered in the name of CREMEANS ROGER K -LIFE , and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 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 - 16763 .	\$331.13
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 2023-16876 .	\$252.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.30
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$999.58
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>\$1,794.98</b>

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

---

Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL 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: 10/28/2024

**STATE OF WEST VIRGINIA AUDITORS OFFICE:**

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5074 72. Our records indicate that this item was delivered on 10/25/2024 at 11:12 a.m. in BARBOURSVILLE, WV 25504. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**5378 LOWER HEATH CREEK  
RD, BARBOURSVILLE, WV  
25504**

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-000117 CABELL

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 5074 58



---

(2023-C-000117-CABELL COUNTY-WVTK LLC)

OTTIE LESTER II  
4550 BOWEN RIDGE RD  
HUNTINGTON, WV 25701

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

OTTIE LESTER II  
4550 BOWEN RIDGE RD  
HUNTINGTON, WV 25701

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKNOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

OTTIE LESTER II  
4550 BOWEN RIDGE RD  
HUNTINGTON, WV 25701

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000117** , located in GUYANDOTTE District, .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD which was returned delinquent or nonentered in the name of CREMEANS ROGER K -LIFE , and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

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Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

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

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



Date Produced: 10/28/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5074 58. Our records indicate that this item was delivered on 10/25/2024 at 01:13 p.m. in HUNTINGTON, WV 25701. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Lisa Pindor*  
Lisa Pindor

Address of Recipient :

**4550 BOWEN RIDGE RD,  
HUNTINGTON, WV 25701**

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

Sincerely,  
United States Postal Service

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Customer Reference Number: 2023-C-000117 CABELL



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

**RETURN SERVICE  
 REQUESTED**

PRESORTED  
 FIRST CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 25311 \$ 000.59<sup>3</sup>  
 02 4W  
 0000377395 OCT. 24. 2024.

(2023-C-000117-CABELL COUNTY-WVTK LLC)  
 OCCUPANT - REGULAR MAIL  
 4512 GREEN VALLEY RD  
 HUNTINGTON, WV 25701-9623

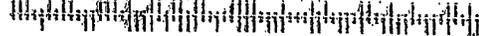
NOV 6 '24 AM 10:42

NTXTF 157 DF 1760 0010/31/24

RETURN TO SENDER  
 NO MAIL RECEIPTABLE  
 UNABLE TO FORWARD

BC: 25305000999 \*0596-01132-31-22

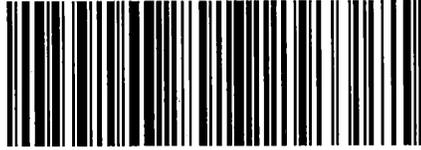
140334E>2690



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 5072 67

---



(2023-C-000117-CABELL COUNTY-WVTK LLC)

ALVIN CREMEANS JR ESTATE OR UNKNOWN HEIRS OF  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

ALVIN CREMEANS JR ESTATE OR UKNOWN HEIRS OF  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UKNOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

ALVIN CREMEANS JR ESTATE OR UKNOWN HEIRS OF  
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**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

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Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

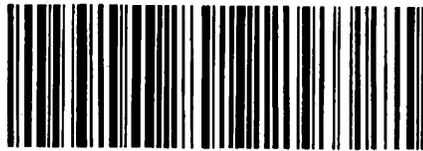
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL County, State of West Virginia

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

**CERTIFIED MAIL™**

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5072 67

(2023-C-000117-CABELL COUNTY-WVTK LLC)  
ALVIN CREMEANS JR ESTATE OR UNKNOWN HEIRS OF  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623



US POSTAGE™ PTNEY BOWES



ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 OCT. 23. 2024.

*NMR*

NOV 6 '24 10:44

NXTF 157 OF 1 0010/31/24

RETURN TO SENDER  
NO MAIL RECEIPT  
UNABLE TO FORWARD

BC: 25305002139 \*0171-01223-23-40

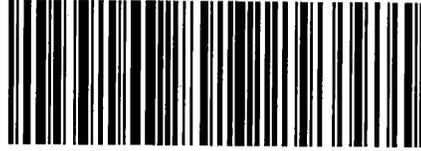
NMR

25701-9623

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 5072 50



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(2023-C-000117-CABELL COUNTY-WVTK LLC)

RICKY CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

[0696F799-4B08-4B3F-9FC428BFA7486172][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-000117-CABELL COUNTY-WVTK LLC)

RICKY CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKOWN HEIRS OF, 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  
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Charleston, West Virginia 25305



(2023-C-000117-CABELL COUNTY- WVTK LLC)

RICKY CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

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Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

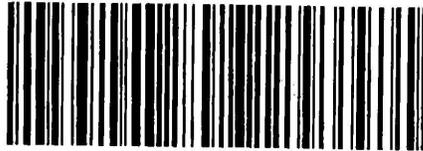
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
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Questions, please call 1-888-509-6568**

**CERTIFIED MAIL™**

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5072 50

(2023-C-000117-CABELL COUNTY-WVTK LLC)

RICKY CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623



US POSTAGE™ FITNEY BOWES



ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 OCT. 23. 2024

NOV 6 '24 10:47

NTXTE 152 DF 1 0010/31/24

RETURN TO SENDER  
NO MAIL RECEIPT  
UNABLE TO FORWARD

BC: 25305000999 \*0171-01224-23-40

NMR

25305-0009

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 5072 43



---

(2023-C-000117-CABELL COUNTY-WVTK LLC)

ROGER CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

0696F799-4B08-4B3F-9FC428BFA7486172}[NTR LETTER]

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



(2023-C-000117-CABELL COUNTY-WVTK LLC)

ROGER CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKOWN HEIRS OF, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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(2023-C-000117-CABELL COUNTY- WVTK LLC)

ROGER CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

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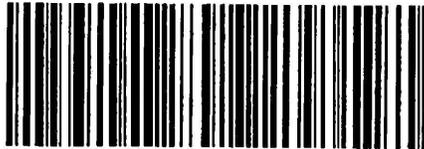
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**CERTIFIED MAIL™**

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5072 43

(2023-C-000117-CABELL COUNTY-WVTK LLC)

ROGER CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623



USPOSTAGE<sup>SM</sup> PITNEY BOWES



ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 OCT. 23 2024

NOV 6 '24 10:47

NTXTF 152 DE 1 0010/31/24

RETURN TO SENDER  
NO MAIL RECEIPTABLE  
UNABLE TO FORWARD

BC: 25305000999 \*0171-01225-23-40

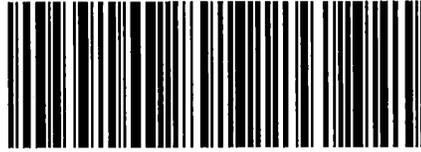
NMR  
25701-9623-0003



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 5074 89



---

(2023-C-000117-CABELL COUNTY-WVTK LLC)

ROGER CREMEANS  
700 1/2 BUFFINGTON ST  
HUNTINGTON, WV 25702

0696F799-4B08-4B3F-9FC428BFA7486172][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-000117-CABELL COUNTY-WVTK LLC)

ROGER CREMEANS  
700 1/2 BUFFINGTON ST  
HUNTINGTON, WV 25702

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKOWN HEIRS OF, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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(2023-C-000117-CABELL COUNTY- WVTK LLC)

ROGER CREMEANS  
700 1/2 BUFFINGTON ST  
HUNTINGTON, WV 25702

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Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.30
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$999.58
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>\$1,794.98</b>

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

---

Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

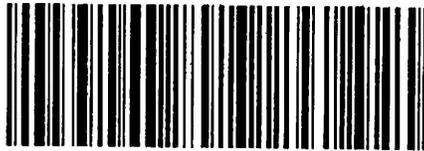
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL County, State of West Virginia

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

**CERTIFIED MAIL™**

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5074 89

(2023-C-000117-CABELL COUNTY-WVTK LLC)

ROGER CREMEANS  
700 1/2 BUFFINGTON ST  
HUNTINGTON, WV 25702



US POSTAGE PAID PITNEY BOWES



ZIP 25305 \$008.16<sup>0</sup>  
02 4W  
0000381984 OCT. 23, 2024

NOV 6 '24 AM 10:50

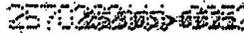
*ANK*

NIXIE 152 FE 1 0010/31/24

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 25305002139 \*0171-01212-23-40

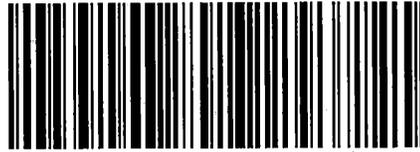
ANK



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 5072 05

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(2023-C-000117-CABELL COUNTY-WVTK LLC)

ROGER CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

ROGER CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UKNOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

ROGER CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000117** , located in GUYANDOTTE District, .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD which was returned delinquent or nonentered in the name of CREMEANS ROGER K -LIFE , and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

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Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

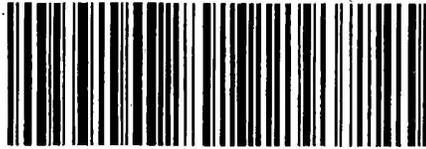
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL County, State of West Virginia

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

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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 5072 05

(2023-C-000117-CABELL COUNTY-WVTK LLC)

ROGER CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV.25701



US POSTAGE PAID PITNEY BOWES



ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 OCT. 23. 2024

NOV 6 '24 10:46

NTXTF 152 DF 1 0010/31/24

RETURN TO SENDER  
NO MAIL RECEIPTABLE  
UNABLE TO FORWARD

NMR

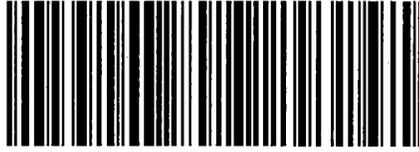
BC: 25305000999 \*0171-01229-23-40

25701 25305 0009



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 5072 29



(2023-C-000117-CABELL COUNTY-WVTK LLC)

OTTIE LESTER II  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

OTTIE LESTER II  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

OTTIE LESTER II  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

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Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

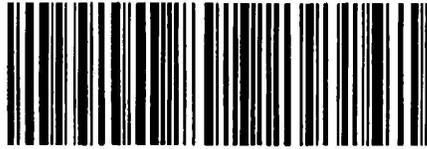
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL County, State of West Virginia

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

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

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9414 8091 0924 9001 5072 29

(2023-C-000117-CABELL COUNTY-WWTK LLC)

OTTIE LESTER II  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623



US POSTAGE PAID BY PITNEY BOWES

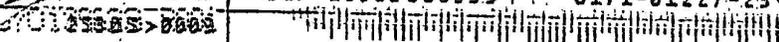


ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
000038 1984 OCT. 23 2024

NTXJF 152 DF NOV 5 24 10:45 AM 0010/31/24

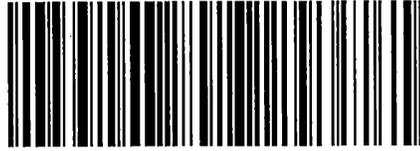
RETURN TO SENDER  
NO MAIL RECEIPT  
UNABLE TO FORWARD

NMR BC: 25305-000999 \*0171-01227-23-40



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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5072 36



(2023-C-000117-CABELL COUNTY-WVTK LLC)  
ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

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Given under my hand October 23, 2024

*G. Russell Rollyson, Jr.*

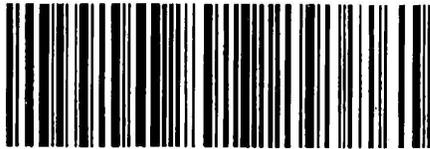
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL County, State of West Virginia

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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**

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5072 36

(2023-C-000117-CABELL COUNTY-WVTK LLC)  
ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623



US POSTAGE PAID BY PTNEY BOWES



ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 OCT. 23 2024

NOV 6 '24 AM 10:47

NTXTE 157 DF 1 0010/31/24

RETURN TO SENDER  
NO MAIL RECEIPTABLE  
UNABLE TO FORWARD

BC: 25305000999 \*0171-01226-23-40

NMR

257019623-9623

**NOTICE OF REDEMPTION**

**CERT NO.**  
2023C000117

**CABELL COUNTY**

**WVTK LLC**

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKNOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKNOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKNOWN HEIRS OF, 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.

**DISTRICT GUYANDOTTE**

**MAP 14**

**PARCEL 0125 0000 0000**

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Deputy Commissioner of Delinquent and Nonentered Lands of CABELL County,  
State of West Virginia

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Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call  
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LH-199104  
12-19,26,2024  
01-02,2025

**Acc.Id:** 251847  
**Name:** OFFICE OF STATE AUDITOR  
**Phone:** 304-558-2262  
**Address:** 1900 KANAWHA BLVD E # 1  
**City:** CHARLESTON  
**State:** WV  
**Postcode:** 25305  
**Class:** 9010 Legal Notices  
**Edition:** HD HD HD  
**Start:** 12/19/2024  
**Stop:** 01/02/2025  
**Issues:** 3  
**Units:** 98.0  
**Order ID:** HC 199104  
**TFN:** C  
**TFN cycle:**  
**Rep:** EQUEN  
**Status:** CF  
**Source:** ML  
**Paytype:** BI  
**Rate:** LG  
**Cost EXC GST:** 280.27  
**Tax:** 0.00  
**Total Charge:** 280.27  
**Printed on:** 11/11/2024 16:18:51  
**Printed by:** EQUEN

25 JAN 21 PM 2:22

# AFFIDAVIT OF PUBLICATION

I, Jisha Queen being duly sworn, depose and say that I am Legal Clerk for *The Herald-Dispatch*, HD Media Co., LLC, who publishes at Huntington, Cabell County, West Virginia, the newspaper *The Herald-Dispatch*, an Independent newspaper, the morning seven days each week, Monday through Sunday including New Year's Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving and Christmas; that I have been duly authorized by the Board of Directors of such corporation and the newspaper mentioned herein; that the legal advertisement attached in the left margin of this affidavit and made a part herof and bearing number 199104 was duly published in the *The Herald-Dispatch* once a week for 3 successive weeks, commencing with its issue of 12/19/2024 and ending with the issue of 01/02/2025, that said legal advertisement was published on the following dates: 12/19/2024, 12/26/2024, 01/02/2025 that the cost of publishing said annexed advertisement as aforesaid was \$ 280.27; that such newspaper in which such legal advertisement was published has been and is now published regularly, at least as frequently as once a week for at least fifty weeks during the calendar year as prescribed by its mailing permit and has been so published in the municipality of Huntington, Cabell County, West Virginia, for at least one year immediately preceding the date on which the legal advertisement set forth herin was delivered to such newspaper for publication; that such newspaper is a newspaper of "general circulation" as defined in article 3, chapter 59, of the West Virginia Code within the publication area or areas of the municipality of Huntington, Cabell, Putnam and Wayne Counties, West Virginia, and that such newspaper is circulated to the general public at a definite price or consideration; that such newspaper on each date published consists of not less than four pages without a cover; and that it is a newspaper to which the general public resorts for passing events of a political, religious, commercial and social nature, and for current happenings, announcements, miscellaneous reading matter, advertisements and other notices.

Taken, subscribed and sworn to before me in my said county this day: 01/02/2025

My commission expires Oct. 18, 2029

Carla Cashman  
 Notary Public  
 Cabell County, West Virginia



Jisha Queen

25 JAN 21 PM 12:12

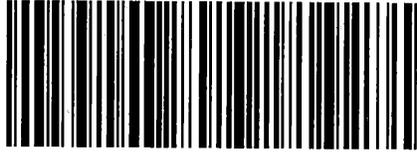




West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9002 0389 13

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(2023-C-000117 - CABELL COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

0696F799-4B08-4B3F-9FC428BFA7486172}[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  
10/22/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: CABELL COUNTY 2023-C-000117  
ALVIN CREMEANS JR ESTATE OR UKNOWN HEIRS OF  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.86** 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

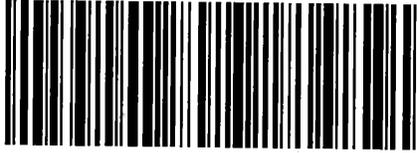
**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service\*\***

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 9002 0389 06



(2023-C-000117 - CABELL COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

0696F799-4B08-4B3F-9FC428BFA7486172}[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  
10/22/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: CABELL COUNTY 2023-C-000117  
ROGER CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.86** This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

*Christal G. Perry*

Christal G. Perry

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



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate Number:**

**County:**

**Legal Description:**

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

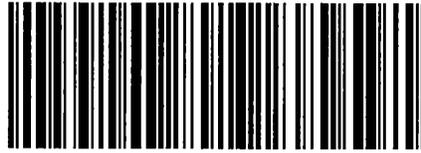
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**Personal Service**

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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 7347 93



(2023-C-000117 - CABELL COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

0696F799-4B08-4B3F-9FC428BFA7486172}[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  
04/23/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: CABELL COUNTY 2023-C-000117  
**ROGER CREMEANS**  
**4512 GREEN VALLEY RD**  
**HUNTINGTON, WV 25701**

Dear Purchaser:

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

*Christal G. Perry*

Christal G. Perry

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



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate Number:**

**County:**

**Legal Description:**

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

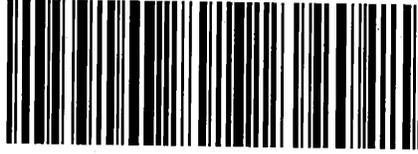
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**Personal Service**

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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 7345 88



(2023-C-000117 - CABELL COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

0696F799-4B08-4B3F-9FC428BFA7486172}[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  
04/23/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: CABELL COUNTY 2023-C-000117  
ROGER CREMEANS  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

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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Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16** This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

*Christal G. Perry*

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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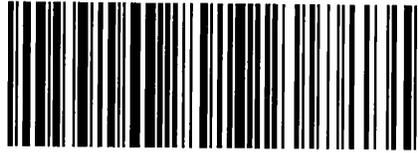
Personal Service

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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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 7339 63

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(2023-C-000117 - CABELL COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

0696F799-4B08-4B3F-9FC428BFA7486172}[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  
04/23/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: CABELL COUNTY 2023-C-000117  
ROGER CREMEANS  
700 1/2 BUFFINGTON ST  
HUNTINGTON, WV 25702

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

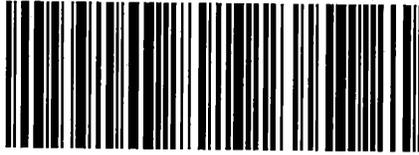
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West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 7349 77



(2023-C-000117 - CABELL COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

0696F799-4B08-4B3F-9FC428BFA7486172}[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  
04/23/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: CABELL COUNTY 2023-C-000117  
ALVIN CREMEANS JR ESTATE OR UNKNOWN HEIRS OF  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701-9623

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**

**\*\*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: \$92.32

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-000117

County: CABELL

Legal Description: .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD

Map: 14 Parcel: 0125 0000 0000

### Name and address of those to be notified

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

ROGER CREMEANS  
 4512 GREEN VALLEY RD  
 HUNTINGTON, WV 25701  
 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"/>

ALVIN CREMEANS JR ESTATE OR UKNOWN HEIRS OF  
 4512 GREEN VALLEY RD  
 HUNTINGTON, WV 25701  
 USA

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

00:00:00.000

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



(2023-C-000117-CABELL COUNTY-WVTK LLC)

ROGER CREMEANS - PERSONAL SERVICE  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

{0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

ROGER CREMEANS - PERSONAL SERVICE  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UNKOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

ROGER CREMEANS - PERSONAL SERVICE  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000117** , located in GUYANDOTTE District, .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD which was returned delinquent or nonentered in the name of CREMEANS ROGER K -LIFE , and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after October 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before September 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 - 16763 .	\$348.11
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 2023-16876 .	\$266.19
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$214.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,055.55
Additional Statutory Fees with Interest.	\$126.27
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,010.72</b>

**You may redeem at any time before September 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 July 22, 2025

*Christal G. Perry*

Christal G. Perry  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL 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

**RETURN**



(2023-C-000117-CABELL COUNTY-WVTK LLC)  
ROGER CREMEANS - PERSONAL SERVICE  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

SEP 8 '25 PM 12:58

25 JUL '25 PM 2:38

STATE OF WEST VIRGINIA,  
COUNTY OF CABELL, TO-WIT:  
FAILURE TO EXECUTE THIS PROCESS ON THE  
WITHIN NAMED ROGER CREMEANS  
ON THE 9 DAY OF Aug 25  
2025, DUE TO THE FOLLOWING:

- BAD ADDRESS
- THREE ATTEMPTS MADE
- NEED PHYSICAL ADDRESS
- LOCKED PREMISES - ~~NO ACCESS~~
- NOT IN CABELL COUNTY, WV
- NO APARTMENT NUMBER
- AVOIDING PROCESS
- DOES NOT LIVE AT ADDRESS

SHERIFF DOUGLAS W. ADAMS

BY K. Supp  
( ) DEPUTY ( ) PROCESS SERVER

**ATTEMPTED SERVICE**  
1. \_\_\_\_\_ 3. \_\_\_\_\_  
2. \_\_\_\_\_  FAILED

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



(2023-C-000117-CABELL COUNTY-WVTK LLC)

ALVIN CREMEANS JR ESTATE OR UNKNOWN HEIRS OF - PERSONAL SERVICE  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

{0696F799-4B08-4B3F-9FC428BFA7486172}[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-000117-CABELL COUNTY-WVTK LLC)

ALVIN CREMEANS JR ESTATE OR UKNOWN HEIRS OF - PERSONAL SERVICE  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

To: OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, WALLACE WENDELL ADKINS, ROGER CREMEANS, ROGER CREMEANS, RICKY CREMEANS, OTTIE LESTER II, ROSEMARY LESTER OR ESTATE OR UNKOWN HEIRS, ROGER CREMEANS, RICKY CREMEANS, OCCUPANT, ALVIN CREMEANS JR ESTATE OR UKNOWN HEIRS OF, 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-000117-CABELL COUNTY- WVTK LLC)

ALVIN CREMEANS JR ESTATE OR UKNOWN HEIRS OF - PERSONAL SERVICE  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

**DISTRICT GUYANDOTTE MAP 14 PARCEL 0125 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000117 , located in GUYANDOTTE District, .73AC & 9,650SQ FT 4 POLE CRK 4512 GREEN VALLEY RD which was returned delinquent or nonentered in the name of CREMEANS ROGER K -LIFE , and was sold by the deputy commissioner of delinquent and nonentered lands of CABELL County at the sale for the delinquent taxes on June 6, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after October 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before September 30, 2025 will be as follows:

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Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-16876 .	\$266.19
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$214.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,055.55
Additional Statutory Fees with Interest.	\$126.27
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$2,010.72</b>

**You may redeem at any time before September 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 July 22, 2025

*Christal G. Perry*

Christal G. Perry  
Deputy Commissioner of Delinquent and  
Nonentered Lands of CABELL 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

# RETURN



(2023-C-000117-CABELL COUNTY-WVTK LLC)

ALVIN CREMEANS JR ESTATE OR UKNOWN HEIRS OF - PERSONAL SERVICE  
4512 GREEN VALLEY RD  
HUNTINGTON, WV 25701

SEP 8 '25 PM 12:59

STATE OF WEST VIRGINIA,  
COUNTY OF CABELL, TO-WIT:  
FAILURE TO EXECUTE THIS PROCESS ON THE  
WITHIN NAMED Alvin Cremeans  
ON THE 9 DAY OF Aug 25  
2025, DUE TO THE FOLLOWING:

25 JUL '25 PM 2:38

- BAD ADDRESS
- THREE ATTEMPTS MADE
- NEED PHYSICAL ADDRESS
- LOCKED PREMISES-NO ACCESS
- NOT IN CABELL COUNTY, WV
- NO APARTMENT NUMBER
- AWAITING PROCESS
- DEBTOR DOES NOT LIVE AT ADDRESS

SHERIFF DOUGLAS W. ADAMS

BY K. Stupp  
( ) DEPUTY ( ) PROCESS SERVER

## ATTEMPTED SERVICE

1. \_\_\_\_\_ 3. \_\_\_\_\_  
2. \_\_\_\_\_  FAILED

**AFFIDAVIT OF EXHAUSTION FOR PURCHASER**

County: CABELL

Certificate Number: 2023-C-000117/ROGER CREMEANS

Purchaser Name: WVTK LLC

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

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

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

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

Oak Hall

Applicant

State of: WV

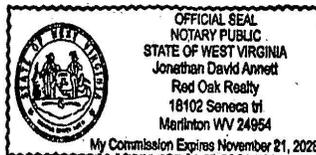
County of: Pocahontas

The foregoing instrument was acknowledged by me this 28 day of October, 2025 by Jonathan Annett

My commission expires: 11/21/28

NOV 3 25 PM 12:58

Jonathan Annett  
Notary Public



**AFFIDAVIT OF EXHAUSTION FOR PURCHASER**

County: CABELL

Certificate Number: 2023-C-000117/ALVIN CREMEANS JR ESTAT

Purchaser Name: WVTK LLC

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

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

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

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

Oak Hall

Applicant

State of: WV

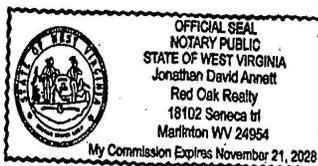
County of: Pocahontas

The foregoing instrument was acknowledged by me this 28 day of October, 2025 by Jonathan Annett

NOV 8 '25 PM 12:53

My commission expires: 11/21/28

Jonathan Annett  
Notary Public



**AFFIDAVIT OF EXHAUSTION FOR PURCHASER**

County: CABELL

Certificate Number: 2023-C-000117/ALVIN CREMEANS JR ESTAT

Purchaser Name: WVTK LLC

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



Oak Hall

Applicant

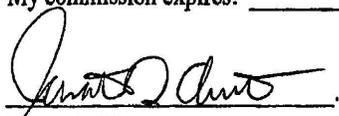
State of: WV

County of: Pocahontas

REC-25-12/58

The foregoing instrument was acknowledged by me this 28 day of October, 2025, by Jonathan Annett

My commission expires: 11/21/28

  
Notary Public

