

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 July, in the year 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of \$5,000.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2023-C-000283	SHORT RICHARD

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 Wayne, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000283	1 FEE TUG RIVER	Lincoln District

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

Witness the following signature:

Christal G. Perry

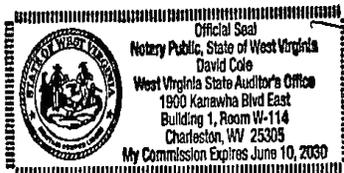
Christal G. Perry
 Appointee of the Honorable Mark A. Hunt, State Auditor

WVTK LLC
 18102 SENECA TRAIL
 MARLINTON WV 24954

State of West Virginia
 County of Kanawha, to wit:

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

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



David Cole
 David Cole
 Notary Public

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

Wayne County
 Craig Evans, Clerk
 Instrument 31305886406
 01/20/2026 @ 11:48:03 AM
 TAX DEED
 Book 791 @ Page 361
 Pages Recorded 55
 Recording Cost \$
 Transfer Tax \$ 106.00
 27.50

CERTIFIED TO THE STATE

Wayne County, West Virginia

District: LINCOLN

Certificate Number: 2023-C-283

West Virginia Code: §11A-3-14

CID Revised 09/1998

Memorandum of tax lien on real estate certified in the county of Wayne County on this the 1st day of November, 2023 for the nonpayment of taxes charged thereon for the year 2022.

Tax Type: Real Estate

District: 08-LINCOLN

Tax Year: 2022

Map: 26

Tax Ticket: 18901

Parcel: 00040000

Tax Name:

Property Description:

SHORT RICHARD
3166 GUNDERMAN AVE
GROVE CITY OH 43123-2723

1 FEE TUG RIVER

Taxes and additional Cost:

Tax	53.90
Interest	4.40
May Publication 11A-2-13	20.00
Certified Letters 11A-3-2	10.00
September Publication 11A-3-2	25.00
Sale Publication 11A-3-13	15.00

Delinquent Due: 128.30

Subsequent Taxes: Tax Year 2023 Ticket 18890

Tax	57.74
Discount	-0.72
Interest	0.44

Subsequent Due: 57.46

Total Bid: 185.76

Given under my hand the 1st day of November, 2023.


Rick Thompson, Wayne County Sheriff

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: WAYNE COUNTY 2023-C-000283

Memorandum of real estate sold in the county of WAYNE on this 31st day of July, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: 1 FEE TUG RIVER

District: LINCOLN

Map: 26

Parcel: 0004 0000 0000

Taxpayer:

SHORT RICHARD
3166 GUNDERMAN AVE
GROVE CITY, OH 43123-2723

Delinquent Taxes: 2022 - 18901	\$128.30
Interest on Delinquent Taxes	\$11.55
Subsequent Taxes: 2023-18890	\$61.97
Back Taxes:	\$0.00
Certification Fee	\$26.00
Publication Fee	\$30.60
Auditor's Fee	\$19.41
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$5,000.00
Amount Due	\$287.83
Surplus	\$4,712.17

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954



John B. McCuskey
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by November 28, 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: \$293.12

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-000283
County: WAYNE COUNTY
Legal Description: 1 FEE TUG RIVER
Map: 26 Parcel: 0004 0000 0000

Name and address of those to be notified

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

RICHARD SHORT
3166 GUNDERMAN AVE
GROVE CITY, OH 43123-2723
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"/>

RICHARD SHORT
RT 1 BOX 143
CRUM, WV 25669
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"/>

RICHARD SHORT
500 CHURCH HOUSE RD
CRUM, WV 25669
USA

3/31/23 74610722

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"/>

RICHARD SHORT
490 CHURCH HOUSE RD
CRUM, WV 25669
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

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

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

FORM 2774 06/10/02

Susan (Alle) 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: SHORT RICHARD

1 FEE TUG RIVER
LINCOLN District
Wayne County, West Virginia

Certificate No. 2023-C-000283 CIN CTS-50-2023-283

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Wayne 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



APR 27 2024 10:22

TITLE WORKSHEET



WAYNE County - 50

Name(s) SHORT RICHARD

LINCOLN Dist (08) Map 0026 Parcel 0004 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-50-2023-283

Description 1 FEE TUG RIVER

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2024, 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010: SHORT RICHARD Book/Page: 312/ 391

Tax Class: 3

LANDBOOK 2021: SHORT RICHARD Book/Page: 312 / 391 Tax Class: 3

LANDBOOK 2009, 2008, 2007, 2006: SHORT RICHARD Book/Page: 0312/ 0391 Tax Class: 3

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

TRANSFERS	GRANTOR		GRANTEE
1 AC Additional...			
08/19/1960	SHORT HARRY	DEED 312/391	SHORT RICHARD
Adverse Item Table	OC/FT	DT	liens
SHORT RICHARD			

REFERENCE ITEMS

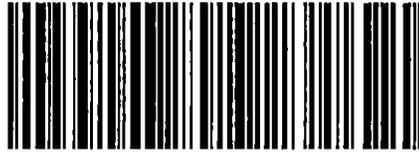
potential address for RICHARD SHORT
rt 1 box 143
crum? WV

50-DEED-312-391

7/1/2022

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 6119 71



(2023-C-000283-WAYNE COUNTY-WVTK LLC)
THE WAYNE COUNTY NEWS-HD MEDIA LLC
5192 BRALEY ROAD
HUNTINGTON, WV 25705

9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2}[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-000283-WAYNE COUNTY-WVTK LLC)

THE WAYNE COUNTY NEWS-HD MEDIA LLC
5192 BRALEY ROAD
HUNTINGTON, WV 25705

To: RICHARD SHORT, RICHARD SHORT, RICHARD SHORT, RICHARD SHORT, 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-000283-WAYNE COUNTY- WVTK LLC)

THE WAYNE COUNTY NEWS-HD MEDIA LLC
5192 BRALEY ROAD
HUNTINGTON, WV 25705

DISTRICT LINCOLN MAP 26 PARCEL 0004 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000283** , located in LINCOLN District, 1 FEE TUG RIVER which was returned delinquent or nonentered in the name of SHORT RICHARD , and was sold by the deputy commissioner of delinquent and nonentered lands of WAYNE County at the sale for the delinquent taxes on July 31, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 18901 .	\$152.68
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 2023-18890 .	\$67.79
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.10
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$857.78
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,290.35

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

Given under my hand December 18, 2024

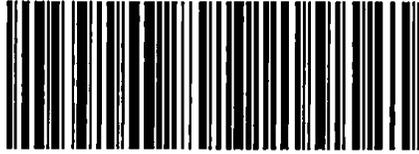
G. Russell Rollyson, Jr.

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

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5984 49



(2023-C-000283-WAYNE COUNTY-WVTK LLC)

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

9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2}[NTR LETTER]

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1900 Kanawha Boulevard East
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Given under my hand December 18, 2024

G. Russell Rollyson, Jr.

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

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West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568



Date Produced: 12/30/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5984 49. Our records indicate that this item was delivered on 12/23/2024 at 12:30 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Stone
DAVID W. STONE

Address of Recipient :

7940 Kentucky Drive
Florence, KY 41042

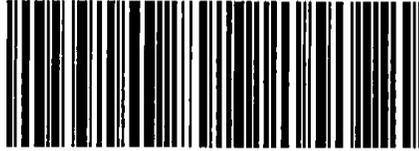
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5984 56



(2023-C-000283-WAYNE COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2][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-000283-WAYNE COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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

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County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000283-WAYNE COUNTY- WVTK LLC)

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CHARLESTON, WV 25321

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G. Russell Rollyson, Jr.

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

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

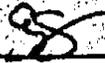


Date Produced: 12/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5984 56. Our records indicate that this item was delivered on 12/20/2024 at 06:55 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

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

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

Sincerely,
United States Postal Service

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



Date Produced: 12/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6119 71. Our records indicate that this item was delivered on 12/20/2024 at 12:57 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient :

W. Green
ECUGR

Address of Recipient :

347 Bailey Rd

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.

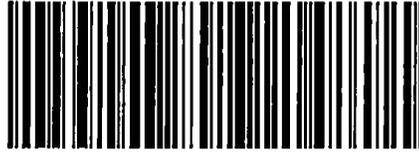
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000283 WAYNE

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 5983 40



(2023-C-000283-WAYNE COUNTY-WVTK LLC)

RICHARD SHORT
RT 1 BOX 143
CRUM, WV 25669

9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2][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-000283-WAYNE COUNTY-WVTK LLC)

RICHARD SHORT
RT 1 BOX 143
CRUM, WV 25669

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(2023-C-000283-WAYNE COUNTY- WVTK LLC)

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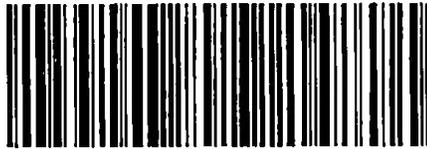
G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of WAYNE County, State of West Virginia

**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 5983 40

(2023-C-000283-WAYNE COUNTY-WVTK LLC)

RICHARD SHORT
RT 1 BOX 143
CRUM, WV 25669



US POSTAGE PAID PTNEY BOWES



ZIP 25305 \$008.16⁰
02 4#
0000381984 DEC. 18, 2024.

JAN 24 '25 10:44

NIXIE

152 DE 1

0001/15/25

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

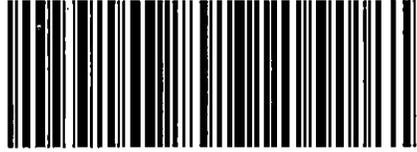
BC: 25305000999 *0171-01088-19-00



~~9414 8091 0924 9001 5983 40~~
25305000999

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 5984 25



(2023-C-000283-WAYNE COUNTY-WVTK LLC)

RICHARD SHORT
500 CHURCH HOUSE RD
CRUM, WV 25669

9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2][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-000283-WAYNE COUNTY-WVTK LLC)

RICHARD SHORT
500 CHURCH HOUSE RD
CRUM, WV 25669

To: RICHARD SHORT, RICHARD SHORT, RICHARD SHORT, RICHARD SHORT, 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-000283-WAYNE COUNTY- WVTK LLC)

RICHARD SHORT
500 CHURCH HOUSE RD
CRUM, WV 25669

DISTRICT LINCOLN MAP 26 PARCEL 0004 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000283** , located in LINCOLN District, 1 FEE TUG RIVER which was returned delinquent or nonentered in the name of SHORT RICHARD , and was sold by the deputy commissioner of delinquent and nonentered lands of WAYNE County at the sale for the delinquent taxes on July 31, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 2025 will be as follows:

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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$857.78
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,290.35

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

Given under my hand December 18, 2024

G. Russell Rollyson, Jr.

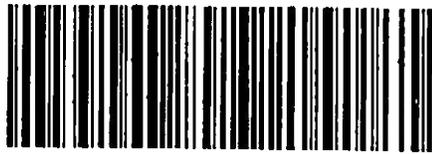
G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
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CERTIFIED MAIL™

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Office County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 5984 25

(2023-C-000283-WAYNE COUNTY-WVTK LLC)

RICHARD SHORT
500 CHURCH HOUSE RD
CRUM, WV 25669



US POSTAGE MPITNEY BOWES

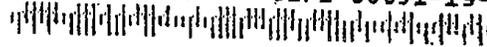


ZIP 25305 \$008.16⁰
02 4W
0000381984 DEC. 18. 2024

NIXIE 152 DE 1 10 10:00 AM '24

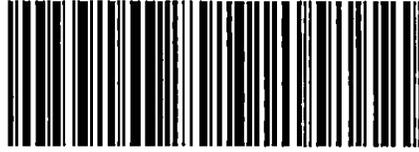
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

SC: 25305002159 *0171-00631-13-00



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 5984 32



(2023-C-000283-WAYNE COUNTY-WVTK LLC)

RICHARD SHORT
490 CHURCH HOUSE RD
CRUM, WV 25669

9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2}[NTR LETTER]

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County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000283-WAYNE COUNTY-WVTK LLC)

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G. Russell Rollyson, Jr.

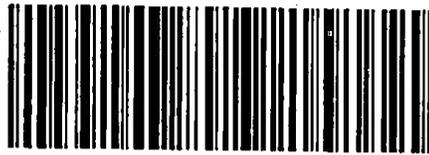
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CERTIFIED MAIL™

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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 5984 32

(2023-C-000283-WAYNE COUNTY-WVTK LLC)
RICHARD SHORT
490 CHURCH HOUSE RD
CRUM, WV 25669



US POSTAGE™SM PITNEY BOWES



ZIP 25305 \$008.16⁰
02 4W
0000381984 DEC. 18, 2024

NSN
DEC 24 '25 AM 10:40

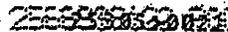
NIXIE 152 DE 1 0001/15/25

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 25305002139 *0171-00630-19-00

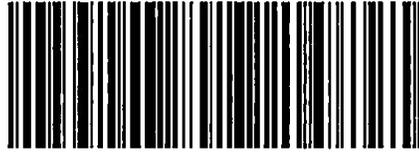


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West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 5983 33



(2023-C-000283-WAYNE COUNTY-WVTK LLC)

RICHARD SHORT
3166 GUNDERMAN AVE
GROVE CITY, OH 43123-2723

9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2}[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-000283-WAYNE COUNTY-WVTK LLC)

RICHARD SHORT
3166 GUNDERMAN AVE
GROVE CITY, OH 43123-2723

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(2023-C-000283-WAYNE COUNTY- WVTK LLC)

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GROVE CITY, OH 43123-2723

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Given under my hand December 18, 2024

G. Russell Rollyson, Jr.

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

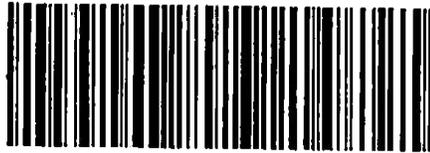
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Questions, please call 1-888-509-6568

CERTIFIED MAIL™

JAN 23 02 44 PM '25

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5983 33

(2023-C-000283-WAYNE COUNTY-WVTK LLC)

RICHARD SHORT
3166 GUNDERMAN AVE
GROVE CITY, OH 43123-2723



US POSTAGE PAID BY METRE



ZIP 25305 \$008.16⁰
02 4W
0000381984 DEC. 18. 2024

JAN 24 '25 10:44

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 25305002139 *2646-00961-19-19



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25305>0021

Ad Number 208842

Affidavit of Legal Publication and Posting

Wayne

STATE OF WEST VIRGINIA

23-C-283

COUNTY OF WAYNE, TO-WIT

Bertha Queen, Classified Advertising

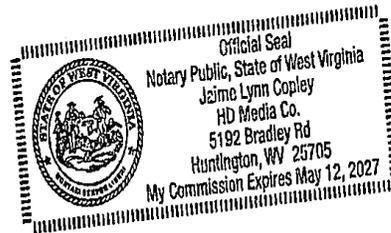
Representative of the Wayne County News, a newspaper published in the county of Wayne, West Virginia, hereby certify that the annexed publication was inserted in said newspaper at a cost of \$ 225.13

Commencing On: 02/19/2025

Ending On: 03/05/2025

Given under my hand this day 03/05/2025

Bertha Queen



Sworn to and subscribed before me 03/05/2025 at Wayne, Wayne County, West Virginia

[Signature]

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

MY COMMISSION EXPIRES: *May 12 2027*

MAR 13 2025 10:49



**NOTICE OF
REDEMPTION****CERT NO.
2023C000283****WAYNE COUNTY****WYTK LLC**

To: RICHARD SHORT, RICHARD SHORT, RICHARD SHORT, RICHARD SHORT, 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, beneficiaries, coowners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

DISTRICT LINCOLN**MAP 26****PARCEL 0004 0000 0000**

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Additional taxes with interest: **\$0.00**

Auditor's Certification, Publication, and Redemption fee plus interest: **\$212.10**

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest: **\$857.78**

Additional Statutory Fees with interest: **\$0.00**

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G. Russell Rotlyson Jr.
Deputy Commissioner of Delinquent and
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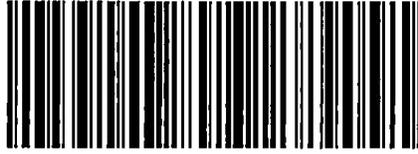
LH-208842
02-19,26,03-05;2025

69:01W 52: 51 2024

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: WYN WYN WYN
Start: 02/19/2025
Stop: 03/05/2025
Issues: 3
Units 91.0
Order ID: HC 208842
TFN: C
TFN cycle:
Rep: EQUEN
Status: CF
Source: ML
Paytype: BI
Rate: LG
Cost EXC
GST: 225.13
Tax: 0.00
Total Charge: 225.13
Printed on: 12/27/2024 15:53:22
Printed by: EQUEN

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 7850 85



(2023-C-000283 - WAYNE COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2}{RETURN MAIL LETTER}

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands

07/14/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: WAYNE COUNTY 2023-C-000283
RICHARD SHORT
490 CHURCH HOUSE RD
CRUM, WV 25669

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 9001 7852 45



(2023-C-000283 - WAYNE COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2][RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands

07/14/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

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Christal G. Perry

Christal G. Perry

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



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USPS CERTIFIED MAIL



9414 8091 0924 9001 7843 23



(2023-C-000283 - WAYNE COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2}[RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands

07/14/2025

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MARLINTON, WV 24954

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500 CHURCH HOUSE RD
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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 **\$50.86**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

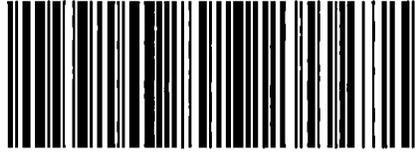
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

Personal Service

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7855 42



(2023-C-000283 - WAYNE COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2][RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands

07/14/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: WAYNE COUNTY 2023-C-000283
RICHARD SHORT
3166 GUNDERMAN AVE
GROVE CITY, OH 43123-2723

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 **\$195.86** This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service

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

Supplemental Notice to Redeem Form

Total Cost: \$195.86

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-000283

County: WAYNE

Legal Description: 1 FEE TUG RIVER

Map: 26 Parcel: 0004 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"/>

RICHARD SHORT
899 GARFIELD AVE
NEWARK, OH 43055
USA

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

JUL 23 2025 PM 3:56

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



(2023-C-000283-WAYNE COUNTY-WVTK LLC)
RICHARD SHORT - PERSONAL SERVICE
899 GARFIELD AVE
NEWARK, OH 43055

{9C5D2F8C-82F5-45B9-AE0D59F9D469B8F2}{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-000283-WAYNE COUNTY-WVTK LLC)

RICHARD SHORT - PERSONAL SERVICE
899 GARFIELD AVE
NEWARK, OH 43055

To: RICHARD SHORT, RICHARD SHORT, RICHARD SHORT, RICHARD SHORT, 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-000283-WAYNE COUNTY- WVTK LLC)

RICHARD SHORT - PERSONAL SERVICE
899 GARFIELD AVE
NEWARK, OH 43055

DISTRICT LINCOLN MAP 26 PARCEL 0004 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000283** , located in LINCOLN District, 1 FEE TUG RIVER which was returned delinquent or nonentered in the name of SHORT RICHARD , and was sold by the deputy commissioner of delinquent and nonentered lands of WAYNE County at the sale for the delinquent taxes on July 31, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after December 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before November 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 18901 .	\$160.38
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 2023-18890 .	\$71.28
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$215.40
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$905.36
Additional Statutory Fees with Interest.	\$227.62
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,580.04

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

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

Given under my hand September 2, 2025

Christal G. Perry

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

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

SEP 23 '25 AM 11:50

AFFIDAVIT OF SERVICE

State of West Virginia

County of Wayne

Case Number: 2023-C-283

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Richard Short, 899 Garfield Ave, Newark, OH 43055.**

I, Erika Cremeans, being duly sworn, depose and say that on the **13th day of September, 2025** at **9:55 am, I:**

POSTED by attaching a true copy of the **CERTIFICATE OF SALE NOTICE** to a conspicuous place on the property of the within named person's **LAST KNOWN DWELLING PLACE OR LAST KNOWN USUAL PLACE OF ABODE** at the address of: **899 Garfield Ave, Newark, OH 43055.**

Additional Information pertaining to this Service:

9/9/25 at 6:05 p.m. No answer at door, 9/10/25 at 2:35 p.m. No answer at door, and 9/13/25 at 9:55 a.m. Richard was not home.

Server posted with pics 9/13/25 at 9:55 a.m.

Any and all physical description details are approximations.

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

Erika Cremeans

Erika Cremeans
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025008698

Subscribed and Sworn to before me on the 15th day of SEPTEMBER, 2025 by the affiant who is personally known to me.

NOTARY PUBLIC
My Commission Expires: 6/14/29

