

18

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954--6840

This deed made this 9th day of February, 2026 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTB LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of April, in the year 2025, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2023 to 2024, and WVTB LLC for the sum of \$1,400.00, 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
2024-C-000128	ADAMS FAYE E

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 WVTB 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 Fayette, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2024-C-000128	SURF 9 345/ PAINT CK	Plateau District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,400.00.

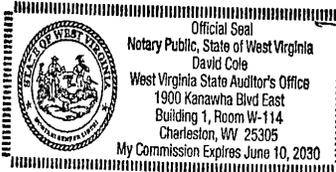
Witness the following signature:

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 9th day of February, 2026, has acknowledge the same before me in said County.

Given under my hand this 9th day of February, 2026. My commission expires June 10, 2030,


David Cole
Notary Public

Fayette County
Michelle L. Holly, Clerk
Instrument 20260001021
02/12/2026 @ 02:43:46 PM
TAX DEED
Book 879 @ Page 91
Pages Recorded 18
Recording Cost \$ 65.00
Transfer Tax \$ 8.25
Fam Land Tax \$ 3.30

This instrument was prepared from a form by Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

CERTIFICATE OF CERTIFICATION NO: 2024-C- 000128

FAYETTE

COUNTY 02 PLATEAU

DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF FAYETTE
ON 10/31/2024 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 02 43A 0017 0000 0000 ACCOUNT # 06245191

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2023 0000012903	ADAMS FAYE E 105 CHARDONNAY CT UNION	SURF 9 345/ PAINT CK OH 453223455
	DELINQUENT TAXES	43.04
	INTEREST	3.23
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2024 0000012922	57.66
	TOTAL	173.93

GIVEN UNDER MY HAND THIS DATE 10/31/2024.

SHERIFF, COUNTY OF FAYETTE

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: FAYETTE COUNTY 2024-C-000128

Memorandum of real estate sold in the county of FAYETTE on this 8th day of April, 2025 by the Honorable Mark A. Hunt,
Auditor of the State of West Virginia.

Property Description: SURF 9 345/ PAINT CK

District: PLATEAU

Map: 43A

Parcel: 0017 0000 0000

Taxpayer:

ADAMS FAYE E
105 CHARDONNAY CT
UNION, OH 45322-3455

Delinquent Taxes: 2023 - 12903	\$116.27
Interest on Delinquent Taxes	\$6.98
Subsequent Taxes: 2024-12922	\$60.62
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.60
Auditor's Fee	\$17.03
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$1,400.00
Amount Due	\$266.75
Surplus	\$1,133.25

Purchaser:

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840



Mark A. Hunt
Mark A. Hunt, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by August 6, 2025, 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: \$44.48

Billing Name / Organization: WVTB LLC
Address: 18102 SENECA TRAIL
City / State / Zip : MARLINTON, WV 24954-6840
Phone: 304-389-4951 Alt. Phone:
Certification / Certificate Number: 2024-C-000128
County: FAYETTE COUNTY
Legal Description: SURF 9 345/ PAINT CK
Map: 43A Parcel: 0017 0000 0000

Name and address of those to be notified

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

FAYE ADAMS
105 CHARDONNAY CT
UNION, OH 45322-3455
USA

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

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850A
FLORENCE, KY 41042-2915
USA

JUN 23 25 4:21:10

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

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

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

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

WVTB LLC
Attention: Oak Hall
18102 Seneca Trail
Marlinton, WV 24954

RE: ADAMS FAYE E

SURF 9 345/ PAINT CK
PLATEAU District
Fayette County, West Virginia

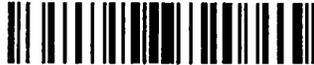
Certificate No. 2024-C-000128 CIN CTS-10-2024-128

Dear Oak Hall,

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

WVTB LLC incurred a fee of \$500.00 for my examination.

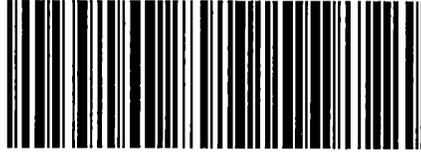
/s/ Susan A Callison
Susan A Callison
WV State Bar #14541



JUN 23 '25 PM 2:10

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 7777 07



(2024-C-000128-FAYETTE COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

{B9ABFE4A-1E0A-4C63-BAD51EC1B7C9CBCA}[NTR LETTER]

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



(2024-C-000128-FAYETTE COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: FAYE ADAMS, 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



(2024-C-000128-FAYETTE COUNTY- WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT PLATEAU MAP 43A PARCEL 0017 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000128** , located in PLATEAU District, SURF 9 345/ PAINT CK which was returned delinquent or nonentered in the name of ADAMS FAYE E , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on April 8, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 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 2023 - 12903 .	\$132.55
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 2024-12922 .	\$65.28
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$195.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$586.70
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$979.78

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

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

Given under my hand July 10, 2025

Christal G. Perry

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

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

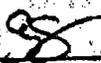


Date Produced: 07/21/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7777 07. Our records indicate that this item was delivered on 07/14/2025 at 06:37 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
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

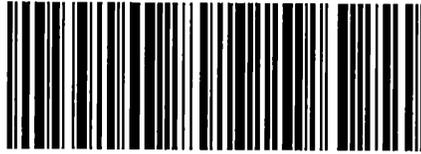
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000128 FAYETTE

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 7776 91



(2024-C-000128-FAYETTE COUNTY-WVTB LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850A
FLORENCE, KY 41042-2915

{B9ABFE4A-1E0A-4C63-BAD51EC1B7C9BCA}[NTR LETTER]

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



(2024-C-000128-FAYETTE COUNTY-WVTB LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850A
FLORENCE, KY 41042-2915

To: FAYE ADAMS, 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



(2024-C-000128-FAYETTE COUNTY- WVTB LLC)

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FLORENCE, KY 41042-2915

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Given under my hand July 10, 2025

Christal G. Perry

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

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

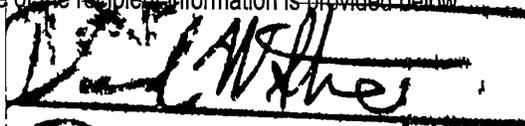


Date Produced: 07/21/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7776 91. Our records indicate that this item was delivered on 07/16/2025 at 12:00 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :


DAVID W STONE
1940 Kentucky Drive
Florence, KY 41042

Address of Recipient :

1940 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.

Customer Reference Number: 2024-C-000128 FAYETTE

USPS CERTIFIED MAIL

County Collections
West Virginia State Auditor's Office
1800 Kanawha Blvd East
Building 1 Room W-114
Charleston, WV 25305



9414 8091 0924 9001 7832 65

2024-C-128 FAYETTE COUNTY
FAYE ADAMS
105 CHARDONNAY CT
UNION, OH 45322-3455

Shipper Ref: 2024-C-128 FAYETTE COUNTY

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



(2024-C-000128-FAYETTE COUNTY-WVTB LLC)

FAYE ADAMS
105 CHARDONNAY CT
UNION, OH 45322-3455

To: FAYE ADAMS, 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



(2024-C-000128-FAYETTE COUNTY- WVTB LLC)

FAYE ADAMS
105 CHARDONNAY CT
UNION, OH 45322-3455

DISTRICT PLATEAU MAP 43A PARCEL 0017 0000 0000

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Given under my hand July 10, 2025

Christal G. Perry

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

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



Date Produced: 07/21/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7832 65. Our records indicate that this item was delivered on 07/14/2025 at 06:16 p.m. in ENGLEWOOD, OH 45322. The scanned image of the recipient information is provided below.

Signature of Recipient :

Two handwritten signatures in black ink. The top signature is a stylized, cursive name. The bottom signature is also cursive and appears to be a different name or a variation of the first.

Address of Recipient :

A handwritten address in black ink, which reads "105 chad".

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: 2024-C-128 FAYETTE COUNTY