

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

This deed made this 8th day of September, 2025 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 \$239.82, 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-000240	RICHARDSON CARL SR & RANAE

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 Mercer, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000240	LOT 27 SEC 887 LAWRENCE ADD	Bluefield Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$239.82.

Witness the following signature:



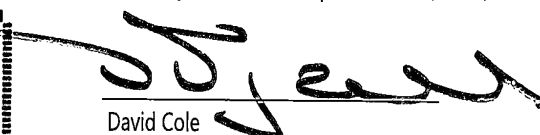
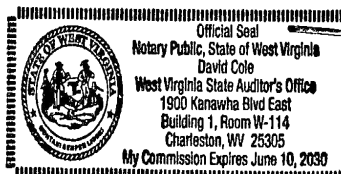
Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

Recorder's Office
Mercer County
Verlin T. Mowe, Clerk
Instrument 960046
09/15/2025 @ 12:50:01 PM
TAX DEED
Book 47 @ Page 69
Pages Recorded 32
Recording Cost \$ 61.00

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 8th day of September, 2025, has acknowledge they same before me in said County.

Given under my hand this 8th day of September, 2025. 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 in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000240

MERCER COUNTY COUNTY 03 BLUEFIELD DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 03 32 0061 0000 0000 ACCOUNT # 06228110

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000015145	RICHARDSON CARL SR & RANAELOT	27 SEC 887 LAWRENCE ADD
	1006 ADDISON LN	
	SOUDERTON	PA 189642294
	DELINQUENT TAXES	19.99
	INTEREST	1.05
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000015170	54.61
	TOTAL	145.65

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

SHERIFF, COUNTY OF MERCER 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: MERCER COUNTY 2023-C-000240

Memorandum of real estate sold in the county of MERCER on this 12th day of July, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: LOT 27 SEC 887 LAWRENCE ADD

District: BLUEFIELD CORP **Map:** 32 **Parcel:** 0061 0000 0000

Taxpayer:

RICHARDSON CARL SR & RANAE
1006 ADDISON LN
SOUDERTON, PA 18964-2294

Delinquent Taxes: 2022 - 15145	\$91.04
Interest on Delinquent Taxes	\$8.19
Subsequent Taxes: 2023-15170	\$59.07
Back Taxes:	\$0.00
Certification Fee	\$26.00
Publication Fee	\$30.60
Auditor's Fee	\$14.92
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$239.82
Amount Due	\$239.82
Surplus	\$0.00

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 9, 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: \$80.96

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-000240
County: MERCER COUNTY
Legal Description: LOT 27 SEC 887 LAWRENCE ADD
Map: 32 Parcel: 0061 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CARL RICHARDSON
405 BLUEFIELD AVE
PRINCETON, WV 24740
USA

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

RANAE RICHARDSON
405 BLUEFIELD AVE
PRINCETON, WV 24740
USA

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

CARL RICHARDSON
1006 ADDISON LN
SOUDERTON, PA 18964-2294
USA

NOV 12 '24 11:48

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

RANAE RICHARDSON
 1006 ADDISON LN
 SOUDERTON, PA 18964-2294
 USA

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

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

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

NOV 12 '24 AM 11:48

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: RICHARDSON CARL SR & RANAE

LOT 27 SEC 887 LAWRENCE ADD
BLUEFIELD CORP District
Mercer County, West Virginia

Certificate No. 2023-C-000240 CIN CTS-28-2023-240

Dear Oak Hall,

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



NOV 12 '24 AM 11:48

TITLE WORKSHEET



MERCER County - 28

Name(s) RICHARDSON CARL SR & RANAE

BLUEFIELD CORP Dist (03) Map 0032 Parcel 0061 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-28-2023-240

Description LOT 27 SEC 887 LAWRENCE ADD

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022: RICHARDSON CARL SR & RANAE Book/Page: 1085/0050 Tax Class: 4

LANDBOOK 2021: RICHARDSON CARL SR & RANAE Book/Page: 1085 /0050 Tax Class: 4

LANDBOOK 2020, 2019, 2018: EESMA FAMILY TRUST Book/Page: 1054/0098 Tax Class: 4

LANDBOOK 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010: MANNING GERALD R Book/Page: 926/0531 Tax Class: 4

LANDBOOK 2009, 2008, 2007, 2006: SMITH O M & BEATRICE Book/Page: 312/0420 Tax Class: 4

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

TRANSFERS	GRANTOR		GRANTEE
LT 27 SEC 887 AND 6.81A LYNDAL			
01/27/2020	EESMA FAMILY TRUST	DEED 1085/50	RICHARDSON CARL NELSON SR RICHARDSON RANAE ILENE
LT 27 SEC 887 AND 6.81A LYNDAL			
05/22/2017	MANNING GERALD R	DEED 1054/98	EESMA FAMILY TRUST
PT LT 16 LT 27 SEC 887 CITY BLUEFIELD			
07/21/2008	SMITH OSEVILLE M II SMITH MARGARET J	DEED 926/531 DEED 312/420	MANNING GERALD R

Adverse Item Table	OC/FT	DT	liens
RICHARDSON CARL NELSON SR			
RICHARDSON RANAE ILENE			

REFERENCE ITEMS

no grantee address

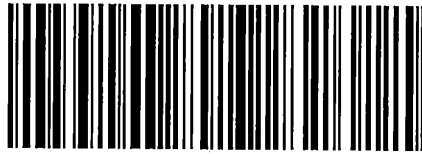
28-DEED-1085-50

DB-1138-793,DB-520-557,DB-273-530

NOV 12 '24 11:48

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 6629 73



(2023-C-000240-MERCER COUNTY-WVTK LLC)

RANAE RICHARDSON
405 BLUEFIELD AVE
PRINCETON, WV 24740

{F316EAEA-71E9-427D-94129A6C9FB0BDDC}[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-000240-MERCER COUNTY-WVTK LLC)

RANAE RICHARDSON
405 BLUEFIELD AVE
PRINCETON, WV 24740

To: CARL RICHARDSON, RANAE RICHARDSON, CARL RICHARDSON, RANAE RICHARDSON, 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-000240-MERCER COUNTY- WVTK LLC)

RANAE RICHARDSON
405 BLUEFIELD AVE
PRINCETON, WV 24740

DISTRICT BLUEFIELD CORP MAP 32 PARCEL 0061 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000240** , located in BLUEFIELD CORP District, LOT 27 SEC 887 LAWRENCE ADD which was returned delinquent or nonentered in the name of RICHARDSON CARL SR & RANAE , and was sold by the deputy commissioner of delinquent and nonentered lands of MERCER County at the sale for the delinquent taxes on July 12, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after August 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 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 - 15145 .	\$110.16
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 2023-15170 .	\$65.69
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$111.19
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$645.82
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$932.86

You may redeem at any time before July 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 February 3, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of MERCER 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**

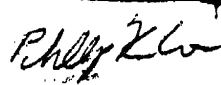


Date Produced: 04/28/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6629 73. Our records indicate that this item was delivered on 04/24/2025 at 05:05 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
X	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
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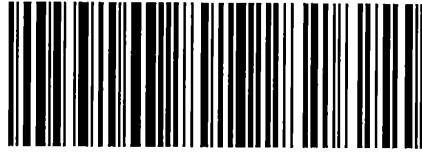
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6629 66



(2023-C-000240-MERCER COUNTY-WVTK LLC)

CARL RICHARDSON
405 BLUEFIELD AVE
PRINCETON, WV 24740

{F316EAEA-71E9-427D-94129A6C9FB0BDDC}[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-000240-MERCER COUNTY-WVTK LLC)

CARL RICHARDSON
405 BLUEFIELD AVE
PRINCETON, WV 24740

To: CARL RICHARDSON, RANAE RICHARDSON, CARL RICHARDSON, RANAE RICHARDSON, 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-000240-MERCER COUNTY- WVTK LLC)

CARL RICHARDSON
405 BLUEFIELD AVE
PRINCETON, WV 24740

DISTRICT BLUEFIELD CORP MAP 32 PARCEL 0061 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000240** , located in BLUEFIELD CORP District, LOT 27 SEC 887 LAWRENCE ADD which was returned delinquent or nonentered in the name of RICHARDSON CARL SR & RANAE , and was sold by the deputy commissioner of delinquent and nonentered lands of MERCER County at the sale for the delinquent taxes on July 12, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after August 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 31, 2025 will be as follows:

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Auditor's Certification, Publication, and Redemption fee plus interest.	\$111.19
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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$932.86

You may redeem at any time before July 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 February 3, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of MERCER 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: 02/10/2025

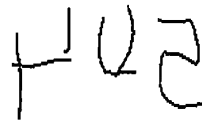
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6629 66. Our records indicate that this item was delivered on 02/08/2025 at 08:35 a.m. in PRINCETON, WV 24740. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

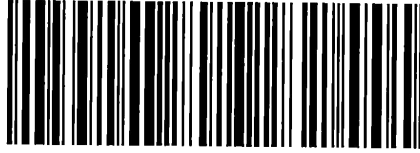
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000240 MERCER

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 6629 80



(2023-C-000240-MERCER COUNTY-WVTK LLC)

CARL RICHARDSON
1006 ADDISON LN
SOUDERTON, PA 18964-2294

{F316EAEA-71E9-427D-94129A6C9FB0BDDC}[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-000240-MERCER COUNTY-WVTK LLC)

CARL RICHARDSON
1006 ADDISON LN
SOUDERTON, PA 18964-2294

To: CARL RICHARDSON, RANAE RICHARDSON, CARL RICHARDSON, RANAE RICHARDSON, 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-000240-MERCER COUNTY- WVTK LLC)

CARL RICHARDSON
1006 ADDISON LN
SOUDERTON, PA 18964-2294

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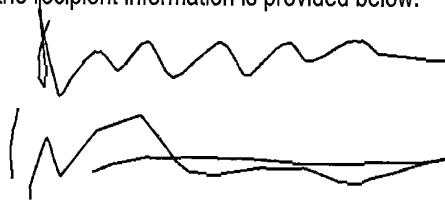
**Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**

Date Produced: 02/10/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6629 80. Our records indicate that this item was delivered on 02/07/2025 at 12:17 p.m. in SOUDERTON, PA 18964. 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.

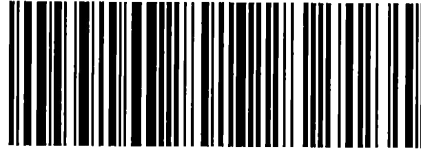
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000240 MERCER

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 6630 17



(2023-C-000240-MERCER COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

{F316EAEA-71E9-427D-94129A6C9FB0BDDC}[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-000240-MERCER COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: CARL RICHARDSON, RANAE RICHARDSON, CARL RICHARDSON, RANAE RICHARDSON, 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-000240-MERCER COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT BLUEFIELD CORP MAP 32 PARCEL 0061 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000240** , located in BLUEFIELD CORP District, LOT 27 SEC 887 LAWRENCE ADD which was returned delinquent or nonentered in the name of RICHARDSON CARL SR & RANAE , and was sold by the deputy commissioner of delinquent and nonentered lands of MERCER County at the sale for the delinquent taxes on July 12, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after August 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 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 - 15145 .	\$110.16
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 2023-15170 .	\$65.69
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$111.19
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$645.82
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$932.86

You may redeem at any time before July 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 February 3, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of MERCER 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**

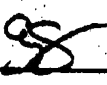


Date Produced: 02/10/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6630 17. Our records indicate that this item was delivered on 02/06/2025 at 06:32 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	<input checked="" type="checkbox"/>	
Printed Name		Elizabeth Ayers

Address of Recipient :

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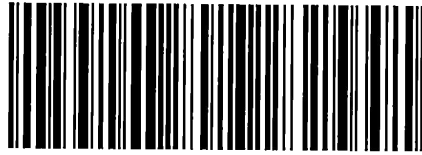
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6629 97



(2023-C-000240-MERCER COUNTY-WVTK LLC)

RANAE RICHARDSON
1006 ADDISON LN
SOUDERTON, PA 18964-2294

{F316EAEA-71E9-427D-94129A6C9FB0BDDC}[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-000240-MERCER COUNTY-WVTK LLC)

RANAE RICHARDSON
1006 ADDISON LN
SOUDERTON, PA 18964-2294

To: CARL RICHARDSON, RANAE RICHARDSON, CARL RICHARDSON, RANAE RICHARDSON, 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-000240-MERCER COUNTY- WVTK LLC)

RANAE RICHARDSON
1006 ADDISON LN
SOUDERTON, PA 18964-2294

DISTRICT BLUEFIELD CORP MAP 32 PARCEL 0061 0000 0000

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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$932.86

You may redeem at any time before July 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 February 3, 2025

Christal G. Perry

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

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



Date Produced: 02/10/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6629 97. Our records indicate that this item was delivered on 02/07/2025 at 12:17 p.m. in SOUDERTON, PA 18964. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, consisting of a series of connected, somewhat irregular loops and lines.

Address of Recipient :

A handwritten address in black ink, appearing to be "1006 H".

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.

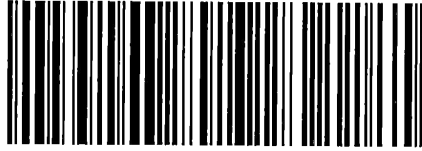
Sincerely,
United States Postal Service

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-000240 MERCER

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 6630 00



(2023-C-000240-MERCER COUNTY-WVTK LLC)

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

{F316EAEA-71E9-427D-94129A6C9FB0BDDC}[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-000240-MERCER COUNTY-WVTK LLC)

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

To: CARL RICHARDSON, RANAE RICHARDSON, CARL RICHARDSON, RANAE RICHARDSON, IRS, ATTN:
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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-000240-MERCER COUNTY- WVTK LLC)

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

DISTRICT BLUEFIELD CORP MAP 32 PARCEL 0061 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000240 , located in BLUEFIELD CORP District, LOT 27 SEC 887 LAWRENCE ADD which was returned delinquent or nonentered in the name of RICHARDSON CARL SR & RANAE , and was sold by the deputy commissioner of delinquent and nonentered lands of MERCER County at the sale for the delinquent taxes on July 12, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after August 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 31, 2025 will be as follows:

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Given under my hand February 3, 2025

Christal G. Perry

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Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**



Date Produced: 02/10/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6630 00. Our records indicate that this item was delivered on 02/07/2025 at 11:50 a.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Stone
DAVID W STONE
1940 Kentucky Drive

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: 2023-C-000240 MERCER

CERTIFIED MAIL™

CHARLESTON WV 25305

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 6629 73

(2023-C-000240-MERCER COUNTY-WVTK LLC)

RANAE RICHARDSON
405 BLUEFIELD AVE
PRINCETON, WV 24740

5 PM 21



US POSTAGE PARTNER BY BOWES
ZIP 25305 \$ 008.16⁰
02 4W
0000381984FEB. 04. 2025

Handwritten: LNI
APR 24 25 AM 10:22

UNABLE TO FORWARD/NO REVERSE
152 AA 3 N C0003/20/25
FORWARD/NO REVERSE C010**

NIXIE 152 DE 1 0004/21/25

RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD

BC: 25305000999 1171-01928-04-40

247409109249001662973