

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

This deed made this 12th day of January, 2026 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of April, in the year 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of \$444.06, 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-000165	BLANKENSHIP CARMEN R

Whereas, The State Auditor has caused the notice to redeem to be served on all persons required by law to be served on all persons required by law to be served therewith; and

Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

Now, therefore, the grantor, for and in consideration of the premises and in pursuance of the statutes of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTK LLC, grantee, his or her heirs and assigns forever, the real estate on which the tax lien(s) so purchased existed, situate in the county of Kanawha, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000165	LT 7 CHELYAN HEIGHTS 68X70	Cabin Creek District

The undersigned hereby declares that the consideration paid for the conveyance is \$444.06.

Witness the following signature:

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

State of West Virginia
County of Kanawha, to wit:

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

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


David Cole
Notary Public

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

Kanawha County
Vera J McCormick, Clerk
Instrument 4161357
03/02/2026 @ 08:31:33 AM
TAX DEED
Book 3364 @ Page 474
Pages Recorded 75
Recording Cost \$
Transfer Tax \$
128.00
2.75

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000165

KANAWHA

COUNTY 03 CABIN CREEK

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 03 38F 0014 0012 0000 ACCOUNT # 07586127

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000008798	BLANKENSHIP CARMEN R	LT 7 CHELYAN HEIGHTS 68X70
	PO BOX 176	
	EAST BANK	WV 25067
	DELINQUENT TAXES	79.37
	INTEREST	4.17
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000008741	177.61
	TOTAL	331.15

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

SHERIFF, COUNTY OF KANAWHA

SALE APPROVAL LETTER

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

Certificate of Sale Number: KANAWHA COUNTY 2023-C-000165

Memorandum of real estate sold in the county of KANAWHA on this 25th day of April, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: LT 7 CHELYAN HEIGHTS 68X70

District: CABIN CREEK **Map:** 38F **Parcel:** 0014 0012 0000

Taxpayer:

BLANKENSHIP CARMEN R
PO BOX 176
EAST BANK, WV 25067

Delinquent Taxes: 2022 - 8798	\$153.54
Interest on Delinquent Taxes	\$9.21
Subsequent Taxes: 2023-8741	\$186.34
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$29.42
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$444.06
Amount Due	\$444.06
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 August 23, 2024, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$132.16

Billing Name / Organization: WVTK LLC
Address: 18102 SENECA TRAIL
City / State / Zip : MARLINTON, WV 24954
Phone: 304-389-4951 Alt. Phone:
Certification / Certificate Number: 2023-C-000165
County: KANAWHA COUNTY
Legal Description: LT 7 CHELYAN HEIGHTS 68X70
Map: 38F Parcel: 0014 0012 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CARMEN BLANKENSHIP
PO BOX 176
EAST BANK, WV 25067-0176
USA

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

CARMEN BLANKENSHIP
PO BOX 275
EAST BANK, WV 25067-0275
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 checked="" type="checkbox"/>	<input type="checkbox"/>

OCCUPANT
103 MARY ANN LN
CABIN CREEK, WV 25035
USA

JUL 18 '24 10:47

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.

JUL 18 '24 PM 3:47

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: BLANKENSHIP CARMEN R

LT 7 CHELYAN HEIGHTS 68X70
CABIN CREEK District
Kanawha County, West Virginia

Certificate No. 2023-C-000165 CIN CTS-20-2023-165

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Kanawha County, West Virginia, for the purpose of identifying any and all persons or entities who may have the right to redeem the above reference certificate. Attached are the notes for the documents examined as a result of the county index.

I acknowledge receipt of the sum of \$500.00 for my examination.

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



JUL 18 '24 4:31:47

TITLE WORKSHEET



KANAWHA County - 20

Name(s) BLANKENSHIP CARMEN R

CABIN CREEK Dist (03) Map 038F Parcel 0014 Sub 0012SPLIT0000

TITLE WORK CODE: CTS-20-2023-165

Description LT 7 CHELYAN HEIGHTS 68X70

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: BLANKENSHIP

CARMEN R Book/Page: 2563/ 0390 Tax Class: 2

LANDBOOK 2021: BLANKENSHIP CARMEN R Book/Page: 2563 / 0390 Tax Class: 2

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

TRANSFERS	GRANTOR	DEED	GRANTEE
06/21/2001	W O JORDAN ZONA A JORDAN	2563/390	CARMEN R BLANKENSHIP
Adverse Item Table	OC/FT	DT	liens
CARMEN R BLANKENSHIP			

REFERENCE ITEMS

CARMEN R. BLANKENSHIP
PO BOX 275
EAST BANK WV 25067

20-DEED-2563-390

DEATH-142-293

JUL 18 24 PM 3:47

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



(2023-C-000165-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL

103 MARY ANN LN

CABIN CREEK, WV 25035

48988846-08DF-4F86-BED91ED5A2C473C9][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-000165-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
103 MARY ANN LN
CABIN CREEK, WV 25035

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

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



(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL
103 MARY ANN LN
CABIN CREEK, WV 25035

DISTRICT CABIN CREEK MAP 38F PARCEL 0014 0012 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000165** , located in CABIN CREEK District, LT 7 CHELYAN HEIGHTS 68X70 which was returned delinquent or nonentered in the name of BLANKENSHIP CARMEN R , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 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 - 8798 .	\$175.04
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 2023-8741 .	\$200.71
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$123.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$677.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,176.45

You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.

Given under my hand August 1, 2024

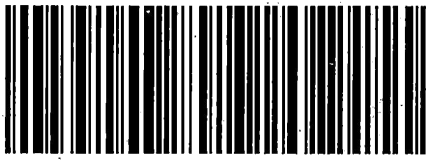
G. Russell Rollyson, Jr.

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

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

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 9653 19



(2023-C-000165-KANAWHA COUNTY-WVTK LLC)
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS
1001 VIRGINIA STREET EAST
CHARLESTON, WV 25301

{48988846-08DF-4F86-BED91ED5A2C473C9}[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-000165-KANAWHA COUNTY-WVTK LLC)

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

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

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



(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT CABIN CREEK MAP 38F PARCEL 0014 0012 0000

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 8798 .	\$191.93
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 2023-8741 .	\$220.47
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$129.30
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$746.98
Additional Statutory Fees with Interest.	\$502.21
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,790.89

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 25, 2025

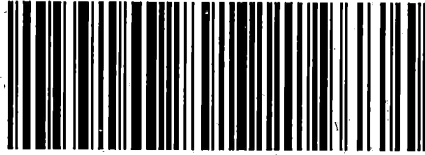
Christal G. Perry

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

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2951 64



(2023-C-000165-KANAWHA COUNTY-WVTK LLC)

CARMEN BLANKENSHIP
PO BOX 275
EAST BANK, WV 25067-0275

48988846-08DF-4F86-BED91ED5A2C473C9][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-000165-KANAWHA COUNTY-WVTK LLC)

CARMEN BLANKENSHIP
PO BOX 275
EAST BANK, WV 25067-0275

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

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



(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

CARMEN BLANKENSHIP
PO BOX 275
EAST BANK, WV 25067-0275

DISTRICT CABIN CREEK MAP 38F PARCEL 0014 0012 0000

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 8798 .	\$175.04
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 2023-8741 .	\$200.71
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$123.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$677.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,176.45

You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2951 64. Our records indicate that this item was delivered on 08/26/2024 at 06:17 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	<i>[Handwritten Signature]</i>
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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

Sincerely,
United States Postal Service

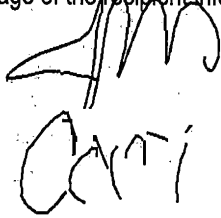
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Date Produced: 10/06/2025

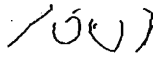
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9653 19. Our records indicate that this item was delivered on 09/29/2025 at 01:42 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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



Date Produced: 07/28/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7882 22. Our records indicate that this item was delivered on 07/21/2025 at 01:04 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

John Ann
Jonathan Ann

Address of Recipient :

18102 Seneca
- 18

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-000165 KANAWHA COUNTY



Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6283 44. Our records indicate that this item was delivered on 01/30/2025 at 11:54 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annett
Jonathan Annett

Address of Recipient :

*1812
Selva*

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-000165 KANAWHA COUNTY

Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6292 35. Our records indicate that this item was delivered on 01/30/2025 at 11:54 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:

Jonathan Annett
Jonathan Annett

Address of Recipient:

*1812
Selva*

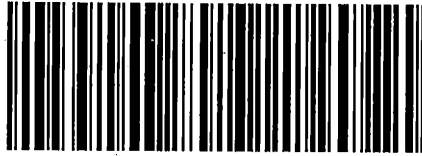
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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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 2951 88



(2023-C-000165-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

48988846-08DF-4F86-BED91ED5A2C473C9][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-000165-KANAWHA COUNTY-WVTK LLC)

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

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

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



(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT CABIN CREEK MAP 38F PARCEL 0014 0012 0000

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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$677.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,176.45

You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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




Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2951 88. Our records indicate that this item was delivered on 08/05/2024 at 12:36 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :


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.

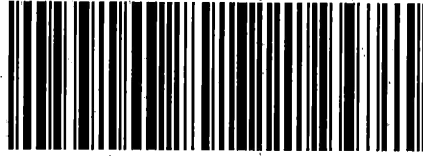
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000165 KANAWHA

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2951 95



(2023-C-000165-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

48988846-08DF-4F86-BED91ED5A2C473C9][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-000165-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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

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



(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT CABIN CREEK MAP 38F PARCEL 0014 0012 0000

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Date Produced: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2951 95. Our records indicate that this item was delivered on 08/03/2024 at 09:53 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

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

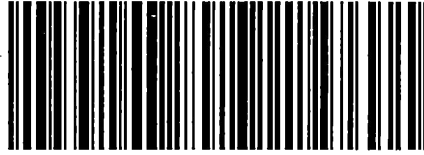
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West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2951 71



(2023-C-000165-KANAWHA COUNTY-WVTK LLC)

OCCUPANT
103 MARY ANN LN
CABIN CREEK, WV 25035

48988846-08DF-4F86-BED91ED5A2C473C9][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-000165-KANAWHA COUNTY-WVTK LLC)

OCCUPANT
103 MARY ANN LN
CABIN CREEK, WV 25035

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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



(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

OCCUPANT
103 MARY ANN LN
CABIN CREEK, WV 25035

DISTRICT CABIN CREEK MAP 38F PARCEL 0014 0012 0000

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Charleston, West Virginia 25305
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Date Produced: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2951 71. Our records indicate that this item was delivered on 08/13/2024 at 05:33 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

X	
Printed Name	Philip Crist

Address of Recipient :

Delivery address	1900 Kanawha Blvd
------------------	-------------------

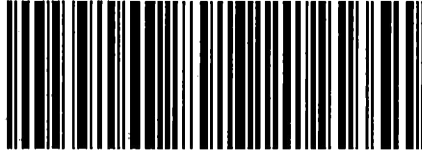
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West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2951 57



(2023-C-000165-KANAWHA COUNTY-WVTK LLC)

CARMEN BLANKENSHIP
PO BOX 176
EAST BANK, WV 25067-0176

48988846-08DF-4F86-BED91ED5A2C473C9][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-000165-KANAWHA COUNTY-WVTK LLC)

CARMEN BLANKENSHIP
PO BOX 176
EAST BANK, WV 25067-0176

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

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



(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

CARMEN BLANKENSHIP
PO BOX 176
EAST BANK, WV 25067-0176

DISTRICT CABIN CREEK MAP 38F PARCEL 0014 0012 0000

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Date Produced: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient :

X	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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

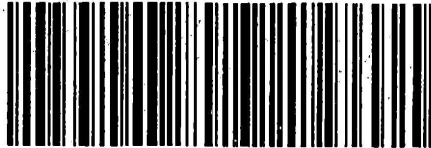
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Customer Reference Number: 2023-C-000165 KANAWHA

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 2951 71

(2023-C-000165-KANAWHA COUNTY-WVTK LLC)

OCCUPANT
103 MARY ANN LN
CABIN CREEK, WV 25035



US POSTAGE MPITNEY BOWES



ZIP 25305 \$ 008.16⁰
02 4W
0000381984 AUG. 01. 2024.

AUG 13 '24 11:05

IA

NIXIE 430 CE 1 2208/07/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

25035555 IA
25305>0009

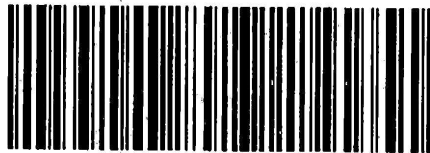
BC: 25305000999 *0171-08500-01-43



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 2951 57

(2023-C-000165-KANAWHA COUNTY-WVTK LLC)

CARMEN BLANKENSHIP
PO BOX 176
EAST BANK, WV 25067-0176

US POSTAGE™ PITNEY BOWES



ZIP 25305 \$008.16⁰
02 4W
0000381984 AUG. 01. 2024



AUG 13/24 AM 11:00

NIXIE 430 DE 1 0003/08/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC
25067-0176
25305>0021

BC: 25305002139 *0171-08502-01-43

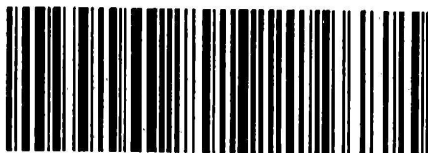


VAC

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 2951 64



US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 \$008.16⁰
02 4W
0000381984 AUG 01, 2024

SAC

(2023-C-000165-KANAWHA COUNTY-WVTK LLC)

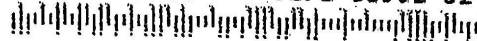
CARMEN BLANKENSHIP
PO BOX 275
EAST BANK, WV 25067-0275

NIXIE 430 DE 1 0008/22/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC
25305-0021

BC: 25305002139 *0171-08501-01-43





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

**RETURN SERVICE
 REQUESTED**

PRESORTED
 FIRST CLASS



USPOSTAGE PAID BY FITNEY BOWES



ZIP 25311 \$ 000.59³
 02 4W
 0000377395 AUG 01, 2024

AUG 12 '24 AM 11:12

IA

(2023-C-000165-KANAWHA COUNTY-WVTK LLC)
 OCCUPANT - REGULAR MAIL
 103 MARY ANN LN
 CABIN CREEK, WV 25035

NIXIE 430 DE 1 0008/07/24

RETURN TO SENDER
 INSUFFICIENT ADDRESS
 UNABLE TO FORWARD

25035000999IA
 25305>0009

BC: 25305000999 *0171-11437-01-38



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



(2023-C-000165-KANAWHA COUNTY-WVTK LLC)
CARMEN BLANKENSHIP - SECRETARY OF STATE
PO BOX 176
EAST BANK, WV 25067-0176

48988846-08DF-4F86-BED91ED5A2C473C9][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-000165-KANAWHA COUNTY-WVTK LLC)

CARMEN BLANKENSHIP - SECRETARY OF STATE
PO BOX 176
EAST BANK, WV 25067-0176

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(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

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PO BOX 176
EAST BANK, WV 25067-0176

DISTRICT CABIN CREEK MAP 38F PARCEL 0014 0012 0000

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Office County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000165-KANAWHA COUNTY-WVTK LLC)
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8988846-08DF-4F86-BED91ED5A2C473C9}[NTR LETTER]

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1900 Kanawha Boulevard East
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(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

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EAST BANK, WV 25067-0176

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Secretary of State
Bldg. 1, Suite 157-K
1900 Kanawha Blvd. East
Charleston, WV 25305-0770

Mac Warner
Secretary of State
State Of West Virginia

Phone: 304-558-8000
Toll-free: 877-826-2954
Web: www.wvsos.com

Monday, August 12, 2024

State Auditor's Office - County Collections Division
Building 1, Room W-118
1900 Kanawha Blvd., East
Charleston, WV 25305

RE: -

We are returning the enclosed legal documents for the following reasons:

We are not authorized to serve individuals in the State of West Virginia.

Kimberly Hill
Business & Licensing Service of Process Specialist

AUG 14 '24 10:37

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



(2023-C-000165-KANAWHA COUNTY-WVTK LLC)
CARMEN BLANKENSHIP - SECRETARY OF STATE
PO BOX 275
EAST BANK, WV 25067-0275

48988846-08DF-4F86-BED91ED5A2C473C9][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-000165-KANAWHA COUNTY-WVTK LLC)

CARMEN BLANKENSHIP - SECRETARY OF STATE
PO BOX 275
EAST BANK, WV 25067-0275

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

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



(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

CARMEN BLANKENSHIP - SECRETARY OF STATE
PO BOX 275
EAST BANK, WV 25067-0275

DISTRICT CABIN CREEK MAP 38F PARCEL 0014 0012 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000165** , located in CABIN CREEK District, LT 7 CHELYAN HEIGHTS 68X70 which was returned delinquent or nonentered in the name of BLANKENSHIP CARMEN R , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 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 - 8798 .	\$175.04
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 2023-8741 .	\$200.71
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$123.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$677.45
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,176.45

You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000165-KANAWHA COUNTY-WVTK LLC)
CARMEN BLANKENSHIP - SECRETARY OF STATE
PO BOX 275
EAST BANK, WV 25067-0275

48988846-08DF-4F86-BED91ED5A2C473C9][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-000165-KANAWHA COUNTY-WVTK LLC)

CARMEN BLANKENSHIP - SECRETARY OF STATE
PO BOX 275
EAST BANK, WV 25067-0275

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

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



(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

CARMEN BLANKENSHIP - SECRETARY OF STATE
PO BOX 275
EAST BANK, WV 25067-0275

DISTRICT CABIN CREEK MAP 38F PARCEL 0014 0012 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No:** 2023-C-000165, located in CABIN CREEK District, LT 7 CHELYAN HEIGHTS 68X70 which was returned delinquent or nonentered in the name of BLANKENSHIP CARMEN R, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 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 - 8798	\$175.00
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 2023-8741	\$200.70
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$123.20
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$677.40
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,176.40

You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



Secretary of State
Bldg. 1, Suite 157-K
1900 Kanawha Blvd. East
Charleston, WV 25305-0770

Mac Warner
Secretary of State
State Of West Virginia

Phone: 304-558-8000
Toll-free: 877-826-2954
Web: www.wvsos.com

Monday, August 12, 2024

State Auditor's Office - County Collections Division
Building 1, Room W-118
1900 Kanawha Blvd., East
Charleston, WV 25305

RE: -

We are returning the enclosed legal documents for the following reasons:

We are not authorized to serve individuals in the State of West Virginia.

Kimberly Hill
Business & Licensing Service of Process Specialist

AUG 14/24 10:37

NOTICE TO REDEEM

**CERT NO. 2023-C-000165
KANAWHA COUNTY
WTK LLC**

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

**DISTRICT CABIN CREEK
MAP 38F
PARCEL 001400120000**

You will take notice that WTK LLC, the purchaser of the following real estate, Certification No. 2023-C-000165, LOCATED IN CABIN CREEK DISTRICT, LT 7 CHELYAN HEIGHTS 68X70 which was returned delinquent or nonentered in the name of BLANKENSHIP CARMEN R, and was sold by the deputy commissioner of delinquent and nonentered lands of Kanawha County at the sale for the delinquent taxes on APRIL 25, 2024. WTK 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 2022-8798 \$191.93

Back tax tickets, with interest, and charges due on the date of the certification for ticket number \$0.00

Subsequent of taxes paid on the property with interest to for tax year 2023-8741 \$220.47

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$129.30

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$746.98

Additional Statutory Fees with interest \$502.21

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$1790.89

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 25, 2025
Christal G. Perry

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

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

Questions please call 1-888-509-6568

LC-356832
10-04,11,18,2025

2025 SEP 28 PM 12:02

Ad Number 356832

Kan
23-C-165

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

I Kirsten Spratt, Classified Advertising

Representative of the The Charleston Gazette-Mail, a newspaper

published in the county of Kanawha, West Virginia, hereby

certify that the annexed publication was inserted in said

newspaper The Charleston Gazette-Mail.

The cost of publishing said annexed advertisement

as aforesaid was \$ 282.56

Commencing On: 10/04/2025

Ending On: 10/18/2025

Given under my hand this day 10/18/2025

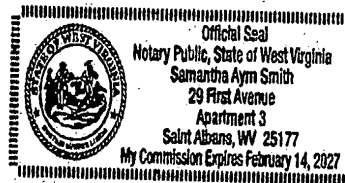
Sworn to and subscribed before me 10/18/2025
at Charleston, Kanawha County, West Virginia

Samantha A. Smith

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

MY COMMISSION EXPIRES: 2/14/2027

Kirsten Spratt



OCT 23 '25 PM 12:02



Legal Notices section containing various court orders and notices, including 'ORDER OF PUBLICATION' and 'NOTICE TO REDEEM'.

Legal Notices section containing 'NOTICE TO REDEEM' for various parcels, including parcel 0024-C-00114 and 0024-C-00116.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00117 and 0024-C-00118.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00119 and 0024-C-00120.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00121 and 0024-C-00122.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00123 and 0024-C-00124.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00125 and 0024-C-00126.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00127 and 0024-C-00128.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00129 and 0024-C-00130.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00131 and 0024-C-00132.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00133 and 0024-C-00134.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00135 and 0024-C-00136.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00137 and 0024-C-00138.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00139 and 0024-C-00140.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00141 and 0024-C-00142.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00143 and 0024-C-00144.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00145 and 0024-C-00146.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00147 and 0024-C-00148.

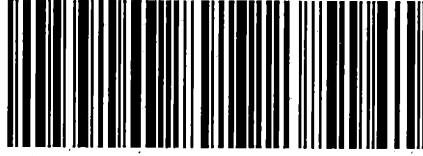
Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00149 and 0024-C-00150.

Legal Notices section containing 'NOTICE TO REDEEM' for parcels 0024-C-00151 and 0024-C-00152.

OCT 23 '25 PM 12:02

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 7882 22



(2023-C-000165 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

48988846-08DF-4F86-BED91ED5A2C473C9][RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
07/18/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000165
CARMEN BLANKENSHIP
103 MARY ANN LN
CABIN CREEK, WV 25035

Dear Purchaser:

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

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

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

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

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

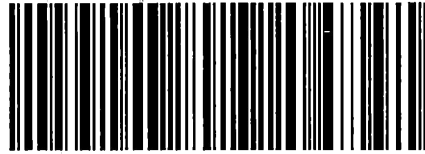
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

Personal Service

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6292 35



(2023-C-000165 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

48988846-08DF-4F86-BED91ED5A2C473C9][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
01/28/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000165
CARMEN BLANKENSHIP
PO BOX 275
EAST BANK, WV 25067-0275

Dear Purchaser:

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

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

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

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

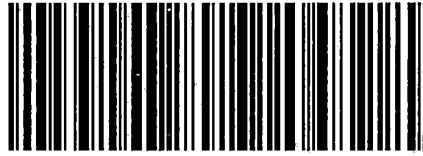
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

Personal Service

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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 6283 44



(2023-C-000165 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

48988846-08DF-4F86-BED91ED5A2C473C9}[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
01/28/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000165
CARMEN BLANKENSHIP
PO BOX 176
EAST BANK, WV 25067-0176

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 **\$20.16** This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service

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

Supplemental Notice to Redeem Form

Total Cost: \$20.16

Billing Name / Organization: WVTK LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-000165

County: KANAWHA

Legal Description: LT 7 CHELYAN HEIGHTS 68X70

Map: 38F Parcel: 0014 0012 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"/>

CARMEN BLANKENSHIP
103 MARY ANN LN
CABIN CREEK, WV 25035
USA

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

FEB 6 '25 AM 11:05

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



(2023-C-000165-KANAWHA COUNTY-WVTK LLC)
CARMEN BLANKENSHIP - PERSONAL SERVICE
103 MARY ANN LN
CABIN CREEK, WV 25035

{48988846-08DF-4F86-BED91ED5A2C473C9}[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-000165-KANAWHA COUNTY-WVTK LLC)

CARMEN BLANKENSHIP - PERSONAL SERVICE
103 MARY ANN LN
CABIN CREEK, WV 25035

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

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



(2023-C-000165-KANAWHA COUNTY- WVTK LLC)

CARMEN BLANKENSHIP - PERSONAL SERVICE
103 MARY ANN LN
CABIN CREEK, WV 25035

DISTRICT CABIN CREEK MAP 38F PARCEL 0014 0012 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000165** , located in CABIN CREEK District, LT 7 CHELYAN HEIGHTS 68X70 which was returned delinquent or nonentered in the name of BLANKENSHIP CARMEN R , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 8798 .	\$182.71
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 2023-8741 .	\$209.69
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$126.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$709.05
Additional Statutory Fees with Interest.	\$137.86
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,365.31

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

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

Given under my hand March 27, 2025

Christal G. Perry

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

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

AFFIDAVIT OF NON-SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-165

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Carmen Blankenship, 103 Mary Ann Ln, Cabin Creek, WV 25035.

I, Samantha Bailey, being duly sworn, depose and say that on the 21st day of April, 2025 at 1:47 pm, I:

NON-SERVED the **CERTIFICATE OF SALE NOTICE** for the reason that I failed to find Carmen Blankenship or any information to allow further search. Read the comments below for further details.

Additional Information pertaining to this Service:

4/21/2025 1:47 pm Attempted 103 Mary Ann Ln, Cabin Creek, WV 25035. Deceased per current resident.

Any and all physical description details are approximations.

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

Samantha Bailey

Samantha Bailey
Process Server

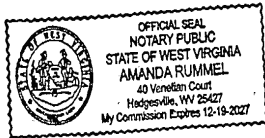
FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025003423

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

Amanda Rummel

NOTARY PUBLIC
My Commission Expires: 12/19/27



00:01:19 02:08:00



WVTK LLC
18102 Seneca Trail
Marlinton, WV 24954

Local 3043894951
Toll Free
Fax 8155502328
URL

07/20/25

ATTN: Melinda Wickline
OFFICE OF THE STATE AUDITOR
1900 Kanawha BLVD, EAST
State Capitol Complex, Building 1, Room W-114
Charleston, WV 25305

Dear WWSAO,

Enclosed please find the following affidavit:
KANAWHA COUNTY 2023-C-165 / CARMEN BLANKENSHIP
Please publish, funds enclosed (270.16)

Thanks,

JUL 25 2025 PM 3:21

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

RE: KANAWHA COUNTY 2023-C-165

WVTK LLC has stated to me that, to the best of its knowledge and records, it has performed the following steps:

IN RESPONSE TO RE: CARMEN BLANKENSHIP (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-165, delinquent in the name of BLANKENSHIP CARMEN R. Described as LT 7 CHELYAN HEIGHTS 68X70

WVTK LLC properly prepared and submitted a list of names to be serviced by the auditors office, along with sufficient deposit of funds. The names to be served included the following: CARMEN BLANKENSHIP, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, OCCUPANT, WV STATE TAX DEPARTMENT

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

CARMEN BLANKENSHIP
PO BOX 176
EAST BANK, WV 25067-0176
by Certified mail, by secretary of state

CARMEN BLANKENSHIP
PO BOX 275
EAST BANK, WV 25067-0275
by Certified mail, by secretary of state

Occupant
103 MARY ANN LN
Cabin Creek, WV 25035
by Certified mail, as occupant

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

JUL 25 2025 10:22

WV State Tax Department
Po Box 229
Charleston, WV 25321
by Certified mail

Some of the initial notices failed to meet the auditors standards of notice. Based on recent federal court rulings, the Auditor requested additional steps in the following return mail letters:

RE: CARMEN BLANKENSHIP (shown on auditors site, NTR ID 9193/1

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon CARMEN BLANKENSHIP. These efforts included, but were not limited to completing the following steps:

Reviewing the results of the notices available in the scans on the auditor's website;

Review of available public records;

Review of online resources such as address finding sites, google, etc.

Having completed a diligent research, WVTK LLC requested CARMEN BLANKENSHIP be served at 103 MARY ANN LN , CABIN CREEK, WV 25035 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: CARMEN BLANKENSHIP (shown on auditors site, NTR ID 9193/2

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon CARMEN BLANKENSHIP. These efforts included, but were not limited to completing the following steps:

Reviewing the results of the notices available in the scans on the auditor's website;


Review of available public records;

Review of online resources such as address finding sites, google, etc.

Having completed a diligent research, WVTK LLC requested CARMEN BLANKENSHIP be served at PO BOX 275 , EAST BANK WV 25067-0275 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

The certificate remains unredeemed.

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



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

JUL 25 2025 PM 3:22