

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 \$2,000.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2023-C-000136	VALENTINE ELIZABETH DIANA T-O-D

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-000136	LT C5 CANNELTON	Cabin Creek District

The undersigned hereby declares that the consideration paid for the conveyance is \$2,000.00.

Witness the following signature:

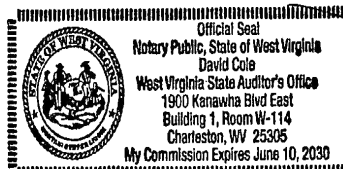
Christal G. Perry

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
David Cole
Notary Public

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

Kanawha County
Vera J. McCormick, Clerk
Instrument 4157374
02/06/2026 @ 08:32:27 AM
TAX DEED
Book 559 @ Page 234
Pages Recorded 102
Recording Cost \$
Transfer Tax \$ 11.00
158.00

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000136

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 34A 0038 0000 0000 ACCOUNT # 06180303

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000014422	VALENTINE ELIZABETH DIANA LT C5 CANNELTON T-O-D 311 21ST ST DUNBAR	WV 25064
	DELINQUENT TAXES	125.98
	INTEREST	9.45
	PUBLICATIONS & NOTICES	65.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000014180	160.12
	TOTAL	375.55

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-000136

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 C5 CANNELTON

District: CABIN CREEK

Map: 34A

Parcel: 0038 0000 0000

Taxpayer:

VALENTINE ELIZABETH DIANA T-O-D
311 21ST ST
DUNBAR, WV 25064

Delinquent Taxes: 2022 - 14422	\$215.43
Interest on Delinquent Taxes	\$12.93
Subsequent Taxes: 2023-14180	\$168.01
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$32.18
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$2,000.00
Amount Due	\$494.10
Surplus	\$1,505.90

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: \$168.96

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-000136
County: KANAWHA COUNTY
Legal Description: LT C5 CANNELTON
Map: 34A Parcel: 0038 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
☒	☐	☐	☐	☐	☐	☐

ELIZABETH VALENTINE
PO BOX 66
DEEP WATER, WV 25057-0066
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☐	☐	☐	☐	☐

ELIZABETH VALENTINE
GENERAL DELIVERY
CHARLESTON, WV 25301-9999
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☐	☐	☐	☐	☐

ELIZABETH VALENTINE
PO BOX 84
DEEP WATER, WV 25057-0084
USA

JUL 18 '24 PM3:52

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☐	☐	☐	☐	☐

BRITTANY VALENTINE
958 ZERKLE ST
SAINT ALBANS, WV 25177-3935
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☐	☐	☐	☐	☐

BRITTANY VALENTINE
93 MAPLE ST APT C
DUNBAR, WV 25064-1830
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☐	☐	☐	☐	☐

HEATHER HENRY
958 ZERKLE ST
SAINT ALBANS, WV 25177-3935
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☐	☐	☐	☐	☐

HEATHER HENRY
93 MAPLE ST APT C
DUNBAR, WV 25064-1830
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☐	☐	☒	☐	☐

ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC
73 OAK IN THE WOOD
PORT ORANGE, FL 32129-8975
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☐	☐	☐	☒	☐

JUL 18 2024 PM 3:52

OCCUPANT
86 SMITHERS CREEK RD
CANNELTON, WV 25036
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☐	☐	☐	☐	☐

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
☒	☐	☐	☐	☐	☐	☐

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 3:52

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: VALENTINE ELIZABETH DIANA T-O-D

LT C5 CANNELTON
CABIN CREEK District
Kanawha County, West Virginia

Certificate No. 2023-C-000136 CIN CTS-20-2023-136

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 PM 3:52

TITLE WORKSHEET



County - 20

Name(s) VALENTINE ELIZABETH DIANA T-O-D

CABIN CREEK Dist (03) Map 064A Parcel 0038 Sub 0000SPLIT0000

Description LT CS CANNELTON

TITLE WORK CODE: CTS-20-2023-136

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2020, 2019, 2018, 2017, 2016: VALENTINE ELIZABETH DIANA T-O-D Book/Page: 2910/ 0349 Tax Class: 2

LANDBOOK 2022: VALENTINE ELIZABETH DIANA T-O-D Book/Page: 2910/ 0349 Tax Class: 2

LANDBOOK 2021: VALENTINE ELIZABETH DIANA T-O-D Book/Page: 2910 / 0349 Tax Class: 2

LANDBOOK 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: VALENTINE DOUGLAS L & ELIZABETH D Book/Page: 2242/ 0171 Tax Class: 2

TRANSFERS

GRANTOR

GRANTEE

3/31/2015 Elizabeth Diana Valentine 2910/349 Heather Dawn Henry
Transfer on Death Brittany Renee Valentine

8/17/1990 MGIC Real Estate 2042/171 Douglas Lee Valentine
Serving Corp. Special Warranty Elizabeth Diana Valentine

	OC	DT	2011 Liens
Henry, Heather Dawn			
Valentine, Brittany Renee			
Valentine, Elizabeth Diana			

Elizabeth Valentine 1/12/2012 Stilen 233/543
Riverview Barbeque Grill Inc
73 Oak Ln The Wood
Port Orange FL 321290975

Elizabeth Valentine 3/29/1995 TD 2219/416
PO Box 166
Deepwater WV 25057

JUL 18 '24 PM 3:52

CTS-20-2023-136

Elizabeth Valentine
Charleston WV

3/29/1995

TD 2219/414

Elizabeth Valentine
PO Box 84

2/20/1990

DB 2242/171

Deep Water WV 25057

TD

Brittany Valentine
958 Zerkle Street

3/1/2021

DB 3090/210

Saint Albans WV 25177

Brittany Valentine

3/1/2021

TD 4488/617

93 Maple St Apt C

Dunbar WV 25064

Heather Henry

958 Zerkle Street

Saint Albans WV 25177

Heather Henry

93 Maple St Apt C

Dunbar WV 25064

JUL 18 '24 PM 5:52

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



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
86 SMITHERS CREEK RD
CANNELTON, WV 25036

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
86 SMITHERS CREEK RD
CANNELTON, WV 25036

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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.

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County Collections Division
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(2023-C-000136-KANAWHA COUNTY- WVTK LLC)

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86 SMITHERS CREEK RD
CANNELTON, WV 25036

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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 - 14422 .	\$245.59
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 2023-14180 .	\$180.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$715.72
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,352.23

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

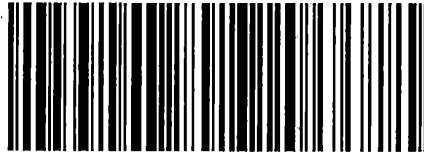
G. Russell Rollyson, Jr.

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 8770 70



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS
1001 VIRGINIA STREET EAST
CHARLESTON, WV 25301

{B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

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

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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.

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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 - 14422 .	\$269.29
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 2023-14180 .	\$198.78
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$216.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$789.30
Additional Statutory Fees with Interest.	\$502.21
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,975.58

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

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

Given under my hand September 2, 2025

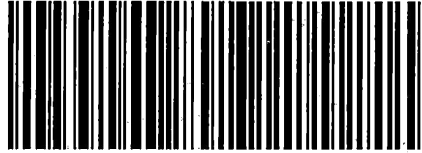
Christal G. Perry

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2922 00



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE
GENERAL DELIVERY
CHARLESTON, WV 25301-9999

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[INTR 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-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE
GENERAL DELIVERY
CHARLESTON, WV 25301-9999

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

ELIZABETH VALENTINE
GENERAL DELIVERY
CHARLESTON, WV 25301-9999

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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 - 14422 .	\$245.59
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 2023-14180 .	\$180.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$715.72
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,352.23

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: 10/07/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2922 00. Our records indicate that this item was delivered on 09/30/2024 at 06:07 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
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.

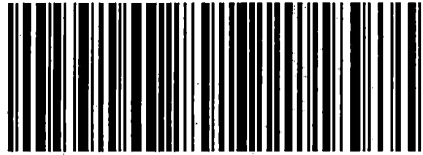
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000136 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 2922 79



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

OCCUPANT
86 SMITHERS CREEK RD
CANNELTON, WV 25036

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

OCCUPANT
86 SMITHERS CREEK RD
CANNELTON, WV 25036

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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.

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



(2023-C-000136-KANAWHA COUNTY- WVTK LLC)

OCCUPANT
86 SMITHERS CREEK RD
CANNELTON, WV 25036

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$715.72
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,352.23

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

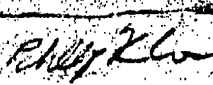
Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

Date Produced: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2922 79. Our records indicate that this item was delivered on 08/12/2024 at 06:38 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
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: 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 6277 98. 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
Selma

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-000136 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 6298 53. 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
Selma

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-000136 KANAWHA COUNTY



**UNITED STATES
POSTAL SERVICE**

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 08. 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 Annell
John Annell

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-000136 KANAWHA COUNTY



Date Produced: 09/08/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8770 70. Our records indicate that this item was delivered on 09/04/2025 at 01:00 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Handwritten signature and the number "C007" in cursive script.

Address of Recipient :

Handwritten address "1001" in cursive script.

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.

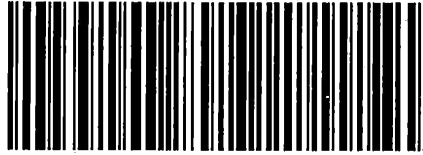
Sincerely,
United States Postal Service

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-000136 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 2922 24



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

BRITTANY VALENTINE
958 ZERKLE ST
SAINT ALBANS, WV 25177-3935

B1C54734-435F-4BE9-8C127D7AA09BAFE2][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-000136-KANAWHA COUNTY-WVTK LLC)

BRITTANY VALENTINE
958 ZERKLE ST
SAINT ALBANS, WV 25177-3935

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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.



(2023-C-000136-KANAWHA COUNTY- WVTK LLC)

BRITTANY VALENTINE
958 ZERKLE ST
SAINT ALBANS, WV 25177-3935

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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 - 14422 .	\$245.59
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 2023-14180 .	\$180.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
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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.	\$1,352.23

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: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2922 24. Our records indicate that this item was delivered on 08/03/2024 at 01:32 p.m. in SAINT ALBANS, WV 25177. The scanned image of the recipient information is provided below.

Signature of Recipient :

A single horizontal line representing a handwritten signature.

A single horizontal line representing a handwritten signature.

Address of Recipient :

**958 ZERKLE ST, SAINT
ALBANS, WV 25177**

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.

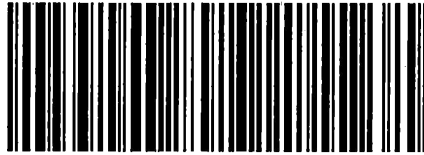
Sincerely,
United States Postal Service

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-000136 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 2922 48



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

HEATHER HENRY
958 ZERKLE ST
SAINT ALBANS, WV 25177-3935

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

HEATHER HENRY
958 ZERKLE ST
SAINT ALBANS, WV 25177-3935

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

HEATHER HENRY
958 ZERKLE ST
SAINT ALBANS, WV 25177-3935

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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:

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$715.72
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,352.23

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: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2922 48. Our records indicate that this item was delivered on 08/03/2024 at 01:32 p.m. in SAINT ALBANS, WV 25177. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in dark ink, appearing as a series of connected loops and curves.

A second handwritten signature in dark ink, similar in style to the first one, with fluid, connected strokes.

Address of Recipient :

**958 ZERKLE ST, SAINT
ALBANS, WV 25177**

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.

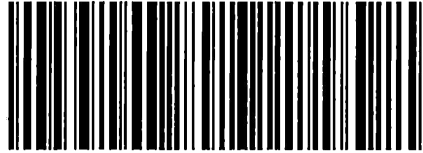
Sincerely,
United States Postal Service

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-000136 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 2922 93 /



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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:

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Subsequent of taxes paid on the property, with interest to for tax year 2023-14180 .	\$180.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$715.72
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,352.23

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: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2922 93. 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
------------------	--------

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.

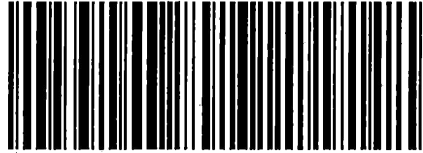
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000136 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 2922 17



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE
PO BOX 84
DEEP WATER, WV 25057-0084

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE
PO BOX 84
DEEP WATER, WV 25057-0084

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

ELIZABETH VALENTINE
PO BOX 84
DEEP WATER, WV 25057-0084

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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:

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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



UNITED STATES
POSTAL SERVICE

Date Produced: 09/16/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2922 17. Our records indicate that this item was delivered on 09/09/2024 at 06:42 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	<i>[Handwritten Signature]</i>
☒ Printed Name	Philip 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.

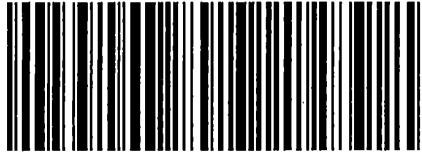
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000136 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 2921 94



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE
PO BOX 66
DEEP WATER, WV 25057-0066

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE
PO BOX 66
DEEP WATER, WV 25057-0066

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

ELIZABETH VALENTINE
PO BOX 66
DEEP WATER, WV 25057-0066

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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:

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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

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Questions, please call 1-888-509-6568

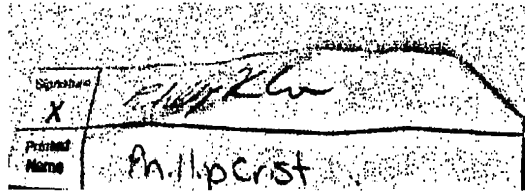


Date Produced: 09/16/2024

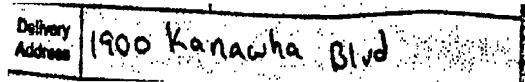
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2921 94. Our records indicate that this item was delivered on 09/09/2024 at 06:42 a.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.

Customer Reference Number: 2023-C-000136 KANAWHA



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 6278 80. 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
Selma

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.

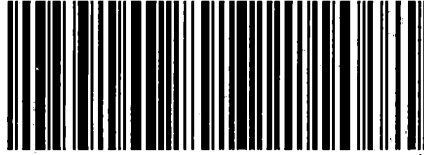
Sincerely,
United States Postal Service

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-000136 KANAWHA COUNTY

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2922 62



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC
73 OAK IN THE WOOD
PORT ORANGE, FL 32129-8975

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC
73 OAK IN THE WOOD
PORT ORANGE, FL 32129-8975

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE,
BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR
AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC
73 OAK IN THE WOOD
PORT ORANGE, FL 32129-8975

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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 - 14422 .	\$245.59
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 2023-14180 .	\$180.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$715.72
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,352.23

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 2922 62. Our records indicate that this item was delivered on 08/05/2024 at 12:20 p.m. in PORT ORANGE, FL 32129. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "E. Valentin", with a second, slightly different version of the signature written below it.

Address of Recipient :

**73 OAK IN THE WOOD, PORT
ORANGE, FL 32129**

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.

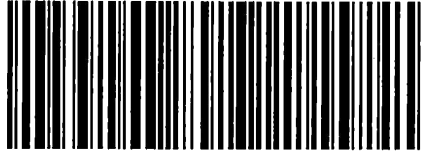
Sincerely,
United States Postal Service

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-000136 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 2922 86



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

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

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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:

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Subsequent of taxes paid on the property, with interest to for tax year 2023-14180 .	\$180.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$715.72
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,352.23

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**



UNITED STATES
POSTAL SERVICE

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 2922 86. 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.

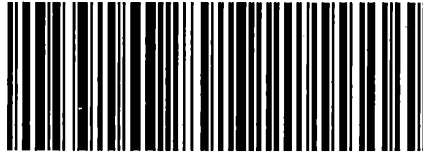
Sincerely,
United States Postal Service

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-000136 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 2922 55



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

HEATHER HENRY
93 MAPLE ST APT C
DUNBAR, WV 25064-1830

B1C54734-435F-4BE9-8C127D7AA09BAFE2][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-000136-KANAWHA COUNTY-WVTK LLC)

HEATHER HENRY
93 MAPLE ST APT C
DUNBAR, WV 25064-1830

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

HEATHER HENRY
93 MAPLE ST APT C
DUNBAR, WV 25064-1830

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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:

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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,352.23

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

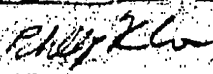
**Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**

Date Produced: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2922 55. Our records indicate that this item was delivered on 08/12/2024 at 06:38 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
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

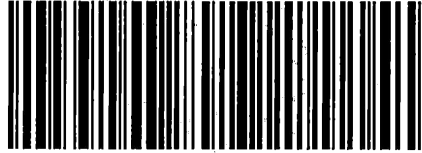
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000136 KANAWHA

60

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 2922 31



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

BRITTANY VALENTINE
93 MAPLE ST APT C
DUNBAR, WV 25064-1830

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

BRITTANY VALENTINE
93 MAPLE ST APT C
DUNBAR, WV 25064-1830

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

BRITTANY VALENTINE
93 MAPLE ST APT C
DUNBAR, WV 25064-1830

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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:

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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,352.23

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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: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2922 31. Our records indicate that this item was delivered on 08/12/2024 at 06:38 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	<i>Philip Crist</i>
Printed Name	Philip 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.

Customer Reference Number: 2023-C-000136 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 2921 94

(2023-C-000136-KANAWHA COUNTY-WVTK LLC)
ELIZABETH VALENTINE
PO BOX 66
DEEP WATER, WV 25057-0066

DEEP WATER, WV 25057-0066

2505345021

EC: 75305092139 *0171-88756-01-43
Pittsburgh, Pennsylvania

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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CERTIFIED MAIL™

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

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(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

PO BOX 84

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* 0171-08754-01-43



US POSTAGE PAID **PRINCEY BOWES**

 ZIP 25305 **\$ 008.16⁰**
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CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



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(2023-C-000136-KANAWHA COUNTY-WVTK LLC)
ELIZABETH VALENTINE
GENERAL DELIVERY
CHARLESTON, WV 25301-9999



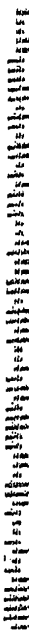
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UNABLE TO FORWARD

BC: 25305000999 *0171-08755-01-43



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 2922 55

(2023-C-000136-KANAWHA COUNTY-WVTK LLC)
HEATHER HENRY
93 MAPLE ST APT C
DUNBAR, WV 25064-1830



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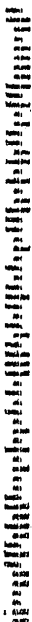
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UNABLE TO FORWARD

BC:

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*0171-08759-01-43



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5/24

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 2922 79

(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

OCCUPANT
86 SMITHERS CREEK RD
CANNELTON, WV 25036

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44-38861-100

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U.S. AIR FORCE
HEADQUARTERS
WASHINGTON, D.C.

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Return to Sender
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CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



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(2023-C-000136-KANAWHA COUNTY-WVTK LLC)
BRITTANY VALENTINE
93 MAPLE ST APT C
DUNBAR, WV 25064-1830



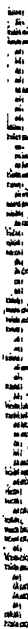
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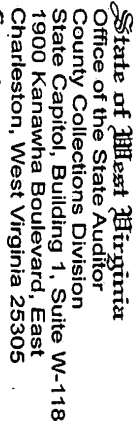
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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
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**RETURN SERVICE
REQUESTED**

**PRESORTED
FIRST CLASS**



US POSTAGE PAID **PITNEY BOWES**

 ZIP 25311 \$ 000.59³
 02 4W
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SECRET

(2023-C-000136-KANAWHA COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
86 SMITHERS CREEK RD
CANNELTON, WV 25036

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RETURN TO SENDER
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UNABLE TO FORWARD
BC: 25305000999 *0171-11454-01-3E

NOTICE TO REDEEM

**CERT NO. 2023-C-000136
KANAWHA COUNTY
WVTK LLC**

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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, coowners, 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 34A
PARCEL 0038 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, Certification No. 2023-C-000136, LOCATED IN CABIN CREEK DISTRICT, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-O, 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 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 2022-14422 \$269.29

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 2023-14180 \$198.78

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$216.00

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$789.30

Additional Statutory Fees with interest \$502.21

Total amount due and payable to WV State Auditor: cashier check, money order, certified or personal check \$1975.58

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

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

Given under my hand SEPTEMBER 2, 2025
Christal G. Perry

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

SEP 20 2025 4:11:26

Ad Number 347903

Kan
23-C-136

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

I Janice Alston, 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

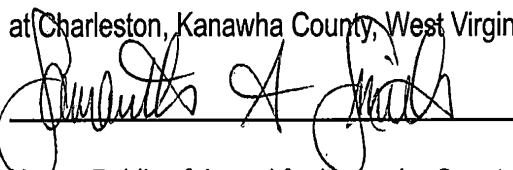
as aforesaid was \$ 298.16

Commencing On: 09/12/2025

Ending On: 09/26/2025

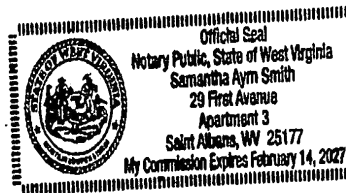
Given under my hand this day 09/26/2025

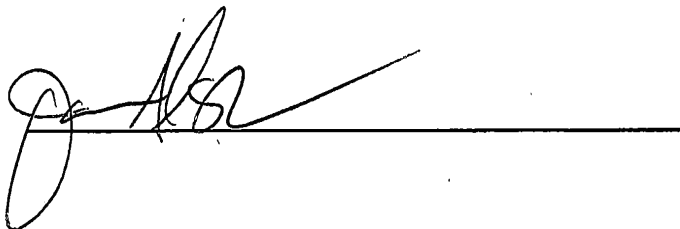
Sworn to and subscribed before me 09/26/2025
at Charleston, Kanawha County, West Virginia



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

MY COMMISSION EXPIRES: 2/14/2027





SEP 30 25 AM 11:24

ENTERED

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



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC - SECRETARY OF
STATE
73 OAK IN THE WOOD
PORT ORANGE, FL 32129-8975

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC - SECRETARY OF
STATE
73 OAK IN THE WOOD
PORT ORANGE, FL 32129-8975

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE,
BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR
AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC - SECRETARY OF
STATE
73 OAK IN THE WOOD
PORT ORANGE, FL 32129-8975

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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 - 14422 .	\$245.59
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 2023-14180 .	\$180.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$715.72
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,352.23

**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-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC - SECRETARY OF
STATE
73 OAK IN THE WOOD
PORT ORANGE, FL 32129-8975

ACCEPTED FOR
SERVICE OF PROCESS
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SECRETARY OF STATE
STATE OF WEST VIRGINIA

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



(2023-C-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC - SECRETARY OF
STATE
73 OAK IN THE WOOD
PORT ORANGE, FL 32129-8975

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE,
BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR
AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC - SECRETARY OF
STATE
73 OAK IN THE WOOD
PORT ORANGE, FL 32129-8975

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000136**, located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D, 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 - 14422 .	\$245.5
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.0
Subsequent of taxes paid on the property, with interest to for tax year 2023-14180 .	\$180.9
Additional taxes with interest.	\$0.0
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.9
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$715.7
Additional Statutory Fees with Interest.	\$0.0
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,352.2

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**

Office of the Secretary of State
Building 1 Suite 157-K
1900 Kanawha Blvd E.
Charleston, WV 25305



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

WV Auditor County Collections
Building 1, Room W-118
1900 Kanawha Blvd., East
Charleston, WV 25305

Control Number: 327497

Defendant: ELIZABETH VALENTINE
73 OAK IN THE WOOD
PORT ORANGE, FL 32129 US

Agent: RIVERVIEW BAR AND GRILL LLC

County: State of West Virginia

Civil Action: NTR188650 2023-C-000136
KANAWHA

Certified Number: 92148901125134100003984515

Service Date: 8/13/2024

I am enclosing:

1 notice to redeem

which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in your name and on your behalf.

AUG 15 24 PM 11:44

Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in your name and on your behalf as your attorney-in-fact. Please address any questions about this document directly to the court or the plaintiff's attorney, shown in the enclosed paper, not to the Secretary of State's office.

Sincerely,

Mac Warner

Mac Warner
Secretary of State



January 24, 2025

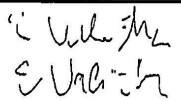
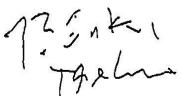
Dear 2023 C 136 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0003 9845 15.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 17, 2024, 12:42 pm
Location:	PORT ORANGE, FL 32129
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

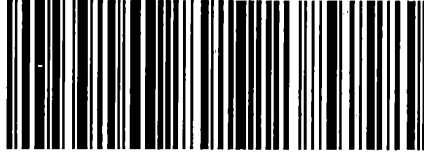
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

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 08



(2023-C-000136 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136
ELIZABETH VALENTINE
958 ZERKLE ST,
SAINT ALBANS, WV 25177

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

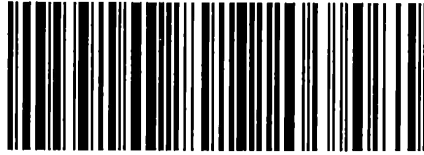
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

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 6278 80



(2023-C-000136 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136
ELIZABETH VALENTINE
PO BOX 66
DEEP WATER, WV 25057-0066

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16**. 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

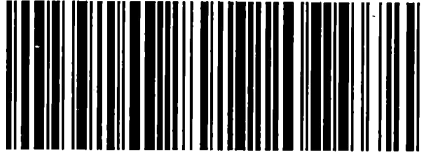
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

Personal Service ☐

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

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 6277 98



(2023-C-000136 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

B1C54734-435F-4BE9-8C127D7AA09BAFE2][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-000136
ELIZABETH VALENTINE
GENERAL DELIVERY
CHARLESTON, WV 25301-9999

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.**

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

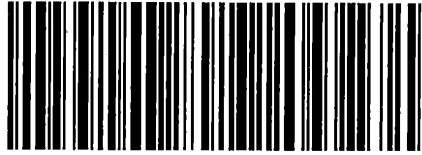
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Personal Service ☐

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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 6298 53



(2023-C-000136 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136
ELIZABETH VALENTINE
PO BOX 84
DEEP WATER, WV 25057-0084

Dear Purchaser:

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

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

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

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

****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: \$135.16

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-000136

County: KANAWHA

Legal Description: LT C5 CANNELTON

Map: 34A Parcel: 0038 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
☐	☐	☐	☒	☐	☐	☐

ELIZABETH VALENTINE
958 ZERKLE ST,
SAINT ALBANS, WV 25177
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-000136-KANAWHA COUNTY-WVTK LLC)
ELIZABETH VALENTINE - PERSONAL SERVICE
958 ZERKLE ST,
SAINT ALBANS, WV 25177

{B1C54734-435F-4BE9-8C127D7AA09BAFE2}[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-000136-KANAWHA COUNTY-WVTK LLC)

ELIZABETH VALENTINE - PERSONAL SERVICE
958 ZERKLE ST,
SAINT ALBANS, WV 25177

To: ELIZABETH VALENTINE, ELIZABETH VALENTINE, ELIZABETH VALENTINE, BRITTANY VALENTINE, BRITTANY VALENTINE, HEATHER HENRY, HEATHER HENRY, ELIZABETH VALENTINE C/O RIVERVIEW BAR AND GRILL INC, 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-000136-KANAWHA COUNTY- WVTK LLC)

ELIZABETH VALENTINE - PERSONAL SERVICE
958 ZERKLE ST,
SAINT ALBANS, WV 25177

DISTRICT CABIN CREEK MAP 34A PARCEL 0038 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000136** , located in CABIN CREEK District, LT C5 CANNELTON which was returned delinquent or nonentered in the name of VALENTINE ELIZABETH DIANA T-O-D , 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 - 14422 .	\$256.36
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 2023-14180 .	\$189.06
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$749.17
Additional Statutory Fees with Interest.	\$137.86
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,545.15

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 3, 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 SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-136

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Elizabeth Valentine, 958 Zerkle St, Saint Albans, WV 25177.

I, Samantha Bailey, being duly sworn, depose and say that on the 10th day of April, 2025 at 2:26 pm, I:

POSTED by attaching a true copy of the CERTIFICATE OF SALE NOTICE to a conspicuous place on the property of the within named person's LAST KNOWN DWELLING PLACE OR LAST KNOWN USUAL PLACE OF ABODE at the address of: 958 Zerkle St, Saint Albans, WV 25177.

Additional Information pertaining to this Service:

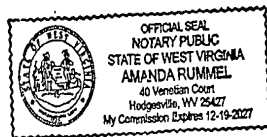
4/10/2025 2:26 pm Attempted 958 Zerkle St, Saint Albans, WV 25177. Subject does not live at address per current resident. Documents posted.

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.

Subscribed and Sworn to before me on the 23 day of April, 2025 by the affiant who is personally known to me.

Amanda Rummel
NOTARY PUBLIC
My Commission Expires: 12/19/27



Samantha Bailey
Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025002635

2025 APR 10 12:26 PM



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-136 / ELIZABETH VALENTINE
Please publish, funds enclosed (270.16)

Thanks,

JUL 25 2025 PM 3:18

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

RE: KANAWHA COUNTY 2023-C-136

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

IN RESPONSE TO RE: ELIZABETH VALENTINE (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-136, delinquent in the name of VALENTINE ELIZABETH DIANA T-O-D. Described as LT C5 CANNELTON

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: BRITTANY VALENTINE, ELIZABETH VALENTINE, HEATHER HENRY, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, OCCUPANT, WV STATE TAX DEPARTMENT

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

ELIZABETH VALENTINE
PO BOX 66
DEEP WATER, WV 25057-0066
by Certified mail

ELIZABETH VALENTINE
GENERAL DELIVERY
CHARLESTON, WV 25301-9999
by Certified mail

ELIZABETH VALENTINE
PO BOX 84
DEEP WATER, WV 25057-0084
by Certified mail

BRITTANY VALENTINE
958 ZERKLE ST
SAINT ALBANS, WV 25177-3935
by Certified mail

BRITTANY VALENTINE
93 MAPLE ST APT C
DUNBAR, WV 25064-1830
by Certified mail

HEATHER HENRY
958 ZERKLE ST
SAINT ALBANS, WV 25177-3935
by Certified mail

JUL 25 2025 14:18

HEATHER HENRY
93 MAPLE ST APT C
DUNBAR, WV 25064-1830
by Certified mail

ELIZABETH VALENTINE
[CO] RIVERVIEW BAR AND GRILL INC.
73 OAK IN THE WOOD
PORT ORANGE, FL 32129-8975
by Certified mail, by secretary of state

Occupant
86 SMITHERS CREEK RD
Cannelton, WV 25036
by Certified mail, as occupant

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

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: ELIZABETH VALENTINE (shown on auditors site, NTR ID 8805/1

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon ELIZABETH VALENTINE. 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 ELIZABETH VALENTINE be served at 958 Zerkle St, Saint Albans, WV 25177, by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

JUL 25 2025 PM 3:18

RE: ELIZABETH VALENTINE (shown on auditors site, NTR ID 8805/2

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon ELIZABETH VALENTINE. 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 ELIZABETH VALENTINE be served at GENERAL DELIVERY, CHARLESTON WV 25301-9999, by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: ELIZABETH VALENTINE (shown on auditors site, NTR ID 8805/3

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon ELIZABETH VALENTINE. 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 ELIZABETH VALENTINE be served at PO BOX 84, DEEP WATER WV 25057-0084, 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 3:19