

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

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

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of April, in the year 2025, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2023 to 2024, and WVTB LLC for the sum of \$816.52, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2024-C-000292	XMB LLC

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

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

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

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2024-C-000292	PT LOT 29 BLK 2 SHM ADD 385/483	Smithers Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$816.52.

Witness the following signature:

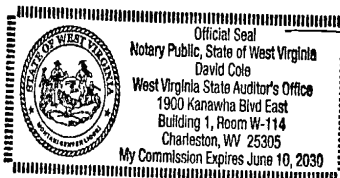
Christal G. Perry

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

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



David Cole
David Cole
Notary Public

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

Fayette County
Michelle L. Holly, Clerk
Instrument 202600001024
02/12/2026 @ 02:43:48 PM
TAX DEED
Book 879 @ Page 202
Pages Recorded 51
Recording Cost \$ 102.00
Transfer Tax \$ 5.50
Total Tax \$ 2.20

CERTIFICATE OF CERTIFICATION NO: 2024-C- 000292

FAYETTE

COUNTY 11 SMITHERS

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 11 6 0255 0000 0000 ACCOUNT # 06168194

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2023 0000041726	XMB LLC	PT LOT 29 BLK 2 SHM ADD 385/483
	202 3RD AVE MONTGOMERY	WV 25136

DELINQUENT TAXES	267.36
INTEREST	20.05
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2024 0000041755	301.72

TOTAL	659.13
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GIVEN UNDER MY HAND THIS DATE 10/31/2024.

SHERIFF, COUNTY OF FAYETTE

SALE APPROVAL LETTER

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

Certificate of Sale Number: FAYETTE COUNTY 2024-C-000292

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

Property Description: PT LOT 29 BLK 2 SHM ADD 385/483

District: SMITHERS CORP

Map: 6

Parcel: 0255 0000 0000

Taxpayer:

XMB LLC
202 3RD AVE
MONTGOMERY, WV 25136

Delinquent Taxes: 2023 - 41726	\$357.41
Interest on Delinquent Taxes	\$21.44
Subsequent Taxes: 2024-41755	\$316.43
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.60
Auditor's Fee	\$55.39
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$816.52
Amount Due	\$816.52
Surplus	\$0.00

Purchaser:

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840




Mark A. Hunt, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by August 6, 2025, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: \$325.28

Billing Name / Organization: WVTB LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954-6840

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-000292

County: FAYETTE COUNTY

Legal Description: PT LOT 29 BLK 2 SHM ADD 385/483

Map: 6 Parcel: 0255 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
☒	☐	☒	☐	☒	☐	☐

XMB LLC
1021 QUARRIER ST STE 500
CHARLESTON, WV 25301
USA

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

XMB LLC
202 3RD AVE
MONTGOMERY, WV 25136
USA

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

XMB LLC
162 MICHIGAN AVE
SMITHERS, WV 25186
USA

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: \$325.28

Billing Name / Organization: WVTB LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954-6840

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-000292

County: FAYETTE COUNTY

Legal Description: PT LOT 29 BLK 2 SHM ADD 385/483

Map: 6 Parcel: 0255 0000 0000

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 2850A
FLORENCE, KY 41042-2915
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.

Notice to Redeem Form

Total Cost: \$325.28

Billing Name / Organization: WVTB LLC

Address: 18102 SENECA-TRAIL

City / State / Zip : MARLINTON, WV 24954-6840

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-000292

County: FAYETTE COUNTY

Legal Description: PT LOT 29 BLK 2 SHM ADD 385/483

Map: 6 Parcel: 0255 0000 0000

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☒	☐	☒	☐	☒	☐	☐

XMB LLC
1021 QUARRIER ST, STE 500
CHARLESTON, WV 25301
USA

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

XMB LLC
202 3RD AVE
MONTGOMERY, WV 25136
USA

JUN 28 '25 PM 2:52

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

XMB LLC
162 MICHIGAN AVE
SMITHERS, WV 25186
USA

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

Notice to Redeem Form

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Billing Name / Organization: WVTB LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954-6840

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-000292

County: FAYETTE COUNTY

Legal Description: PT LOT 29 BLK 2 SHM ADD 385/483

Map: 6 Parcel: 0255 0000 0000

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7940 KENTUCKY DRIVE, STOP 2850A

FLORENCE, KY 41042-2915

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.

JUN 26 '25 12:58

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

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

RE: XMB LLC

PT LOT 29 BLK 2 SHM ADD 385/483
SMITHERS CORP District
Fayette County, West Virginia

Certificate No. 2024-C-000292 CIN CTS-10-2024-292

Dear Oak Hall,

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

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

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



JUL 23 '25 2:53

TITLE WORKSHEET



FAYETTE County 10

Name(s) XMB LLC

SMITHERS CORP Dist (11) Map 0006 Parcel 0255 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-10-2024-292

Description PT LOT 29 BLK 2 SHM ADD 385/483

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2024, 2023: XMB LLC Book/Page: 821/417 Tax Class: 4

LANDBOOK 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004: DALPORTO

PRIMO Book/Page: 552/261 Tax Class: 4

LANDBOOK 2021: DALPORTO PRIMO Book/Page: 552/261 Tax Class: 4

Assessment date: 7/1/2022 Delinquent Tax Year: 2023

TRANSFERS

GRANTOR

GRANTEE

Description PT LOT 29 BLK 2 SHM ADD 385/483 SMITHERS

02/09/2022

DALPORTO LINDA L

DEED

XMB LLC

821/417

Description 3 PARCELS SMITHERS DISTRICT VALLEY

08/24/1998

DALPORTO REALTY CO LLC

DEED

DALPORTO PRIMO

552/261

Adverse Item Table

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DT

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XMB LLC		DT-1066-730	
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REFERENCE ITEMS

address:
XMB LLC
202 3RD AVE
MONTGOMERY WV 25136

ownership type: fee
deed type: GW
back ref: 552/261
consideration: \$11.5K

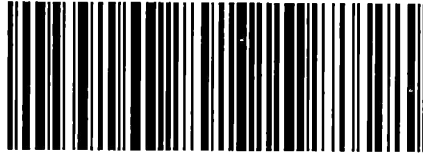
10-DEED-821-417

JUN 23 25 42:58

DB-821-413 ASSIGNMENT OF RENTS-488

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 7710 40



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850A
FLORENCE, KY 41042-2915

{646A02D3-D494-4F28-B1C61F027BA7873C}[NTR LETTER]

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



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

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

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

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



(2024-C-000292-FAYETTE COUNTY- WVTB LLC)

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

DISTRICT SMITHERS CORP MAP 6 PARCEL 0255 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000292** , located in SMITHERS CORP District, PT LOT 29 BLK 2 SHM ADD 385/483 which was returned delinquent or nonentered in the name of XMB LLC , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on April 8, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2023 - 41726 .	\$407.45
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2024-41755 .	\$340.86
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$151.49
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$881.54
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,781.34

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

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

Given under my hand July 9, 2025

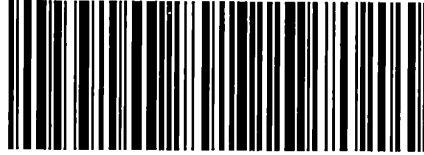
Christal G. Perry

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

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

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 7711 56



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

{646A02D3-D494-4F28-B1C61F027BA7873C}[NTR LETTER]

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1900 Kanawha Boulevard East
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CHARLESTON, WV 25321

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(2024-C-000292-FAYETTE COUNTY- WVTB LLC)

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Given under my hand July 9, 2025

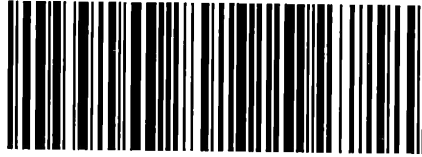
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Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 7745 08



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

THE FAYETTE TRIBUNE
PO BOX 1599
BLUEFIELD, WV 24701

{646A02D3-D494-4F28-B1C61F027BA7873C}[NTR LETTER]

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



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

THE FAYETTE TRIBUNE
PO BOX 1599
BLUEFIELD, WV 24701

To: XMB LLC, XMB LLC, XMB LLC, 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
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(2024-C-000292-FAYETTE COUNTY- WVTB LLC)

THE FAYETTE TRIBUNE
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BLUEFIELD, WV 24701

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Questions, please call 1-888-509-6568**

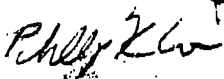


Date Produced: 08/11/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7710 33. Our records indicate that this item was delivered on 08/06/2025 at 05:59 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
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.

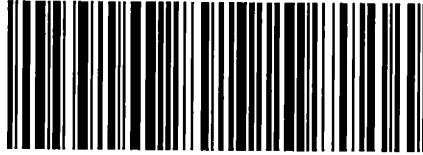
Sincerely,
United States Postal Service

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: 2024-C-000292 FAYETTE

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7710 26



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

XMB LLC
202 3RD AVE
MONTGOMERY, WV 25136

{646A02D3-D494-4F28-B1C61F027BA7873C}[NTR LETTER]

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Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$151.49
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$881.54
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,781.34

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

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

Given under my hand July 9, 2025

Christal G. Perry

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

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



Date Produced: 07/21/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7710 26. Our records indicate that this item was delivered on 07/14/2025 at 12:53 p.m. in MONTGOMERY, WV 25136. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "J. M. Smith", written over a horizontal line.

Address of Recipient :

A handwritten address in black ink, appearing to be "205 3rd", written over a horizontal line.

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000292 FAYETTE



Date Produced: 07/14/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7711 56. Our records indicate that this item was delivered on 07/11/2025 at 05:44 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX return	
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: 2024-C-000292 FAYETTE



Date Produced: 07/21/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7710 40. Our records indicate that this item was delivered on 07/14/2025 at 10:52 a.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Stringer
David W Stringer

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: 2024-C-000292 FAYETTE



Date Produced: 07/21/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7745 08. Our records indicate that this item was delivered on 07/14/2025 at 02:12 p.m. in BLUEFIELD, WV 24701. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	D. Fox

Address of Recipient :

Delivery Address	P.O. Box 1897
------------------	---------------

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.

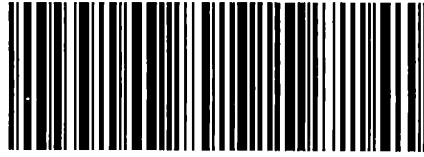
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000292 FAYETTE

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7710 02



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

XMB LLC
1021 QUARRIER ST STE 500
CHARLESTON, WV 25301

{646A02D3-D494-4F28-B1C61F027BA7873C}[NTR LETTER]

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



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

XMB LLC
1021 QUARRIER ST STE 500
CHARLESTON, WV 25301

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

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



(2024-C-000292-FAYETTE COUNTY- WVTB LLC)

XMB LLC
1021 QUARRIER ST STE 500
CHARLESTON, WV 25301

DISTRICT SMITHERS CORP MAP 6 PARCEL 0255 0000 0000

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Given under my hand July 9, 2025

Christal G. Perry

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

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Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568



Date Produced: 07/14/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7710 02. Our records indicate that this item was delivered on 07/11/2025 at 02:17 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be a stylized 'R' or similar character.

A second handwritten signature in black ink, appearing to be a stylized 'R' or similar character.

Address of Recipient :

**1021 QUARRIER ST STE 500,
CHARLESTON, WV 25301**

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.

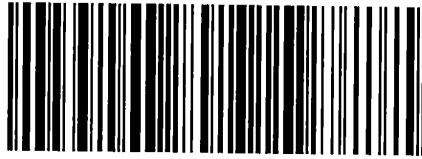
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000292 FAYETTE

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7710 33



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

XMB LLC
162 MICHIGAN AVE
SMITHERS, WV 25186

{646A02D3-D494-4F28-B1C61F027BA7873C}[NTR LETTER]

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



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

XMB LLC
162 MICHIGAN AVE
SMITHERS, WV 25186

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

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



(2024-C-000292-FAYETTE COUNTY- WVTB LLC)

XMB LLC
162 MICHIGAN AVE
SMITHERS, WV 25186

DISTRICT SMITHERS CORP MAP 6 PARCEL 0255 0000 0000

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Given under my hand July 9, 2025

Christal G. Perry

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

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

DA

CERTIFIED MAIL™

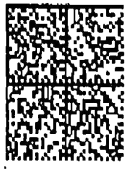
West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 7710 33

(2024-C-000292-FAYETTE COUNTY-WVTB LLC)
XMB LLC
162 MICHIGAN AVE
SMITHERS, WV 25186



US POSTAGE
METTNEY BOWES
ZIP 25305 \$008.16⁰
02 4W
0000381984 JUL 09, 2025

AUG 6 '25 AM 11:43

Z5305002139

NOT DELIVERABLE AS ADDRESSED
RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
BC: 25305002139 *2271-01748-10-22

NTXF 157 MF 1 000R/03/75

BECKLEY NEWSPAPERS

P.O. Box 1599, Bluefield, WV 24701

www.register-herald.com

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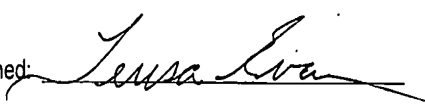
Affidavit of Publication

STATE OF WEST VIRGINIA COUNTY OF FAYETTE,

I, Teresa Evans, of The Fayette Tribune, a weekly newspaper published in the City of Oak Hill, Fayette County, West Virginia, do certify that the notice attached hereto under the caption;

was published in the said Fayette Tribune 3 time(s) on the following day(s), namely 07/24/25, 07/31/25, 08/07/25

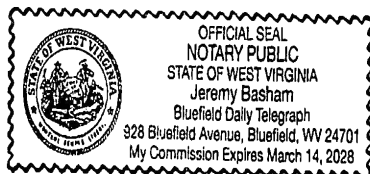
Publication Fee: \$181.16

Signed: 

Subscribed and sworn to before me this day
08/07/2025

My commission expires: 

Notary Public: 



(2024-C-000292 -
FAYETTE COUNTY -
WVTB LLC)

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

DISTRICT SMITHERS CORP
MAP 6
PARCEL 0255 0000 0000

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\$340.86

Additional taxes with interest.

\$0.00

Auditor's Certification, Publication, and Redemption fee plus interest.

\$151.49

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

\$881.54

Additional Statutory Fees with Interest.

\$0.00

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unearned interest.

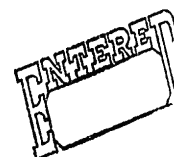
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Given under my hand July 9, 2025.
/s/Christal G. Perry

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

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

AUG 11 '25 PM 2:08



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



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

XMB LLC - SECRETARY OF STATE
1021 QUARRIER ST STE 500
CHARLESTON, WV 25301

{646A02D3-D494-4F28-B1C61F027BA7873C}[NTR LETTER]

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



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

XMB LLC - SECRETARY OF STATE
1021 QUARRIER ST STE 500
CHARLESTON, WV 25301

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

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



(2024-C-000292-FAYETTE COUNTY- WVTB LLC)

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CHARLESTON, WV 25301

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Christal G. Perry

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Charleston, West Virginia 25305
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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



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)
XMB LLC - SECRETARY OF STATE
1021 QUARRIER ST STE 500
CHARLESTON, WV 25301

WEST VIRGINIA
2025 JUL 11 AM 10:00
2025

{646A02D3-D494-4F28-B1C61F027BA7873C}[NTR LETTER]

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



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

XMB LLC - SECRETARY OF STATE
1021 QUARRIER ST STE 500
CHARLESTON, WV 25301

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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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(2024-C-000292-FAYETTE COUNTY- WVTB LLC)

XMB LLC - SECRETARY OF STATE
1021 QUARRIER ST STE 500
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Christal G. Perry

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

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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



Kris 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

AUG 5 2025 AM 11:27

Control Number: 343213

Defendant: XMB LLC
202 3RD AVE
MONTGOMERY, WV 25136 US

Agent: IGNACIO BERNARDO JR., DDS

County: State of West Virginia

Civil Action: NTR196033 2024-C-000292
FAYETTE

Certified Number: 92148901125134100004284584

Service Date: 8/4/2025

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.

*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,

A handwritten signature in black ink that reads "Kris Warner".

Kris Warner
Secretary of State



January 21, 2026

Dear 2024 C 292 FAYETTE COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0004 2845 84.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 6, 2025, 11:13 am
Location:	MONTGOMERY, WV 25136
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



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

XMB LLC - SECRETARY OF STATE
202 3RD AVE
MONTGOMERY, WV 25136

{646A02D3-D494-4F28-B1C61F027BA7873C}[NTR LETTER]

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(2024-C-000292-FAYETTE COUNTY-WVTB LLC)

XMB LLC - SECRETARY OF STATE
202 3RD AVE
MONTGOMERY, WV 25136

To: XMB LLC, XMB LLC, XMB LLC, 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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202 3RD AVE
MONTGOMERY, WV 25136

DISTRICT SMITHERS CORP MAP 6 PARCEL 0255 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000292 , located in SMITHERS CORP District, PT LOT 29 BLK 2 SHM ADD 385/483 which was returned delinquent or nonentered in the name of XMB LLC , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on April 8, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2023 - 41726 .	\$407.45
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2024-41755 .	\$340.86
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$151.49
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$881.54
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,781.34

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

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

Given under my hand July 9, 2025

Christal G. Perry

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

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

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



(2024-C-000292-FAYETTE COUNTY-WVTB LLC)
XMB LLC - SECRETARY OF STATE
202 3RD AVE
MONTGOMERY, WV 25136

2025 SEP 11 4 19 PM
FAYETTE COUNTY
WV

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XMB LLC - SECRETARY OF STATE
202 3RD AVE
MONTGOMERY, WV 25136

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



Kris 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

AUG 5 2025 AM 11:27

Control Number: 343214

Defendant: XMB LLC
202 3RD AVE
MONTGOMERY, WV 25136 US

Agent: IGNACIO BERNARDO JR., DDS

County: State of West Virginia

Civil Action: NTR196034 2024-C-000292
FAYETTE

Certified Number: 92148901125134100004284591

Service Date: 8/4/2025

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.

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,

A handwritten signature in black ink that reads "Kris Warner".

Kris Warner
Secretary of State



January 21, 2026

Dear 2024 C 292 FAYETTE COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0004 2845 91.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 6, 2025, 11:13 am
Location:	MONTGOMERY, WV 25136
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