

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

This deed made this 6th day of August, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of 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 \$1,462.04, 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-001101	YATTI 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 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-001101	1-9/10A M/L 2-3/4 MILE CK	Jefferson District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,462.04.

Witness the following signature:

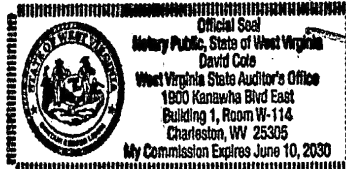
Christal G. Perry

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 6th day of August, 2025, has acknowledge they same before me in said County.

Given under my hand this 6th day of August, 2025. 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. McDermick, Clerk
Instrument 4132079
08/28/2025 @ 08:37:45 AM
DEED
Book 2538 @ Page 464
Pages Recorded 70
Recording Cost \$
Transfer Tax \$
125.00
8.25

CERTIFICATE OF CERTIFICATION NO: 2023-C- 001101

KANAWHA

COUNTY 16 JEFFERSON

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 16 11 0027 0000 0000 ACCOUNT # 06759590

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000077502	YATTI LLC	1-9/10A M/L 2-3/4 MILE CK
	808 GREENBRIER ST CHARLESTON	WV 25311

DELINQUENT TAXES	559.86
INTEREST	41.99
PUBLICATIONS & NOTICES	65.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2023 0000077286	547.48

TOTAL	1229.33
-------	---------

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-001101

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: 1-9/10A M/L 2-3/4 MILE CK

District: JEFFERSON

Map: 11

Parcel: 0027 0000 0000

Taxpayer:

YATTI LLC
808 GREENBRIER ST
CHARLESTON, WV 25311

Delinquent Taxes: 2022 - 77502	\$681.85
Interest on Delinquent Taxes	\$40.91
Subsequent Taxes: 2023-77286	\$574.02
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$99.71
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$1,462.04
Amount Due	\$1,462.04
Surplus	\$0.00

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954



John B. McCuskey
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by August 23, 2024, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$96.80

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-001101
County: KANAWHA COUNTY
Legal Description: 1-9/10A M/L 2-3/4 MILE CK
Map: 11 Parcel: 0027 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
☒	☐	☐	☐	☐	☐	☐

YATTI LLC
808 GREENBRIER ST
CHARLESTON, WV 25311-1527
USA

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

YATTI LLC
216 BROOKS ST STE 200
CHARLESTON, WV 25301-1800
USA

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

CITY OF CHARLESTON BUILDING DEPARTMENT
915 QUARRIER ST STE 5
CHARLESTON, WV 25301-2622
USA

JUL 18 '24 PM3:54

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

CITY OF SOUTH CHARLESTON
PO BOX 8597
S CHARLESTON, WV 25303-0597
USA

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

YATTI LLC
220 10TH AVE
S CHARLESTON, WV 25303-1129
USA

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

OCCUPANT
51 ALDRICH DR
SAINT ALBANS, WV 25177
USA

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

OCCUPANT
50 ALDRICH DR
SAINT ALBANS, WV 25177
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
☒	☐	☐	☐	☐	☐	☐

JUL 18 '24 14:54

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 3:54

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: YATTI LLC

1-9/10A M/L 2-3/4 MILE CK
JEFFERSON District
Kanawha County, West Virginia

Certificate No. 2023-C-001101 CIN CTS-20-2023-1101

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 3:54

TITLE WORKSHEET



County - 20

Name(s) YATTI LLC

JEFFERSON Dist (16) Map 0011 Parcel 0027 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-20-2023-1101

Description 1-9/10A M/L 2-3/4 MILE CK

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020: YATTI LLC Book/Page: 3037/0764 Tax Class: 2

LANDBOOK 2021: YATTI LLC Book/Page: 3037/0764 Tax Class: 2

LANDBOOK 2019, 2018, 2017: TAYLOR JEFFREY Book/Page: 2929/0842 Tax Class: 3

LANDBOOK 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: LEMASTER SHERRI L Book/Page: 2569/0613 Tax Class:

3

TRANSFERS

GRANTOR

GRANTEE

5/16/2019 Tax deed 3037/764 Yatti LLC
Clara County Comm.
Kanawha

	DC	DT	Liens
Yatti LLC			①②

Yatti LLC 8/8/2023 DB 3177/482
808 Greenbrier St
Charleston WV 25311

Yatti LLC 12/15/2022 DB 3151/280
216 Brooks St Suite 200
Charleston WV 25301

① judgment 12/12/2022 Judg. 358/920
City of Charleston
Building Department
915 Quarrier St

② judgment 9/3/2020 Judg. 351/22
City of South Charleston
P.O. Box 8597
South Charleston WV 25303

CTS-20-2023-1101

Path LLC
220 10th Avenue
South Charleston WV 25303

JUL 18 '24 PM 3:54

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



(2023-C-001101-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
51 ALDRICH DR
SAINT ALBANS, WV 25177

[6DAE294F-64D5-4C25-A3FE3CA2EFA324B6][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-001101-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
51 ALDRICH DR
SAINT ALBANS, WV 25177

To: YATTI LLC, YATTI LLC, CITY OF CHARLESTON BUILDING DEPARTMENT, CITY OF SOUTH CHARLESTON, YATTI LLC, OCCUPANT, 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
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Charleston, West Virginia 25305



(2023-C-001101-KANAWHA COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL
51 ALDRICH DR
SAINT ALBANS, WV 25177

DISTRICT JEFFERSON MAP 11 PARCEL 0027 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-001101 , located in JEFFERSON District, 1-9/10A M/L 2-3/4 MILE CK which was returned delinquent or nonentered in the name of YATTI LLC , 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 - 77502 .	\$777.31
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 2023-77286 .	\$618.34
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$199.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$640.67
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,235.92

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



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SAINT ALBANS, WV 25177

6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[NTR LETTER]

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1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



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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: 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 6300 88. 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.

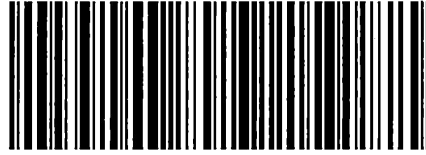
Sincerely,
United States Postal Service

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-001101 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 2860 25



(2023-C-001101-KANAWHA COUNTY-WVTK LLC)

YATTI LLC
808 GREENBRIER ST
CHARLESTON, WV 25311-1527

6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[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-001101-KANAWHA COUNTY-WVTK LLC)

YATTI LLC
808 GREENBRIER ST
CHARLESTON, WV 25311-1527

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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2023-C-001101-KANAWHA COUNTY- WVTk LLC)

YATTI LLC
808 GREENBRIER ST
CHARLESTON, WV 25311-1527

DISTRICT JEFFERSON MAP 11 PARCEL 0027 0000 0000

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G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
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Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

USPS Tracking®

FAQs >

2023-C-1101

KANAWHA COUNTY

Tracking Number:

9414809109249001286025

Remove X

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

We were unable to deliver your package at 10:09 am on August 3, 2024 in CHARLESTON, WV 25311 because the business was closed. We will redeliver on the next business day. No action needed.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Redelivery Scheduled for Next Business Day

CHARLESTON, WV 25311

August 3, 2024, 10:09 am

In Transit to Next Facility

August 2, 2024

See All Tracking History

Feedback

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus®





Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient :

Jonathan Annett
Jonathan Annett

Address of Recipient :

1812
Selma

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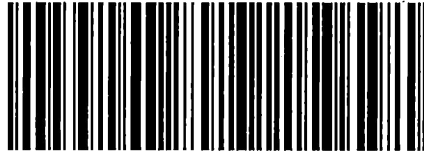
Sincerely,
United States Postal Service

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2860 49



(2023-C-001101-KANAWHA COUNTY-WVTK LLC)
CITY OF CHARLESTON BUILDING DEPARTMENT
915 QUARRIER ST STE 5
CHARLESTON, WV 25301-2622

{6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[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-001101-KANAWHA COUNTY-WVTK LLC)

CITY OF CHARLESTON BUILDING DEPARTMENT
915 QUARRIER ST STE 5
CHARLESTON, WV 25301-2622

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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-001101-KANAWHA COUNTY- WVTk LLC)

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915 QUARRIER ST STE 5
CHARLESTON, WV 25301-2622

DISTRICT JEFFERSON MAP 11 PARCEL 0027 0000 0000

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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

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August 8, 2024

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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 6300 71. 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-001101 KANAWHA COUNTY



UNITED STATES
POSTAL SERVICE

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 6297 54. 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.

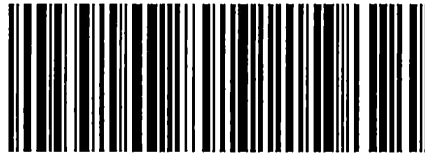
Sincerely,
United States Postal Service

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-001101 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 2860 63



(2023-C-001101-KANAWHA COUNTY-WVTK LLC)

YATTI LLC
220 10TH AVE
S CHARLESTON, WV 25303-1129

6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[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-001101-KANAWHA COUNTY-WVTK LLC)

YATTI LLC
220 10TH AVE
S CHARLESTON, WV 25303-1129

To: YATTI LLC, YATTI LLC, CITY OF CHARLESTON BUILDING DEPARTMENT, CITY OF SOUTH CHARLESTON, YATTI LLC, OCCUPANT, 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-001101-KANAWHA COUNTY- WVTK LLC)

YATTI LLC
220 10TH AVE
S CHARLESTON, WV 25303-1129

DISTRICT JEFFERSON MAP 11 PARCEL 0027 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001101**, located in JEFFERSON District, 1-9/10A M/L 2-3/4 MILE CK which was returned delinquent or nonentered in the name of YATTI LLC, 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 - 77502 .	\$777.31
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 2023-77286 .	\$618.34
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$199.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$640.67
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,235.92

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 09/09/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2860 63. Our records indicate that this item was delivered on 09/04/2024 at 06:17 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	<i>Phillip Crist</i>
Printed Name	Phillip Crist

Address of Recipient :

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

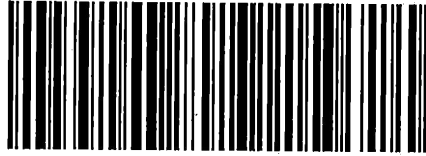
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-001101 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 2860 70



(2023-C-001101-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[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-001101-KANAWHA COUNTY-WVTK LLC)

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

To: YATTI LLC, YATTI LLC, CITY OF CHARLESTON BUILDING DEPARTMENT, CITY OF SOUTH CHARLESTON, YATTI LLC, OCCUPANT, 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-001101-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT JEFFERSON MAP 11 PARCEL 0027 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001101**, located in JEFFERSON District, 1-9/10A M/L 2-3/4 MILE CK which was returned delinquent or nonentered in the name of YATTI LLC, 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 - 77502 .	\$777.31
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 2023-77286 .	\$618.34
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$199.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$640.67
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,235.92

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 2860 70. 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. Stine
DAVID W. STINE

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.

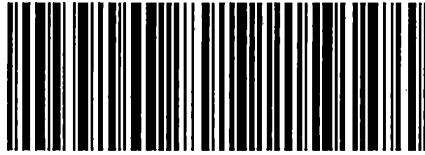
Sincerely,
United States Postal Service

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-001101 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 2860 32



(2023-C-001101-KANAWHA COUNTY-WVTK LLC)

YATTI LLC
216 BROOKS ST STE 200
CHARLESTON, WV 25301-1800

6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[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-001101-KANAWHA COUNTY-WVTK LLC)

YATTI LLC
216 BROOKS ST STE 200
CHARLESTON, WV 25301-1800

To: YATTI LLC, YATTI LLC, CITY OF CHARLESTON BUILDING DEPARTMENT, CITY OF SOUTH CHARLESTON, YATTI LLC, OCCUPANT, 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-001101-KANAWHA COUNTY- WVTK LLC)

YATTI LLC
216 BROOKS ST STE 200
CHARLESTON, WV 25301-1800

DISTRICT JEFFERSON MAP 11 PARCEL 0027 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001101** , located in JEFFERSON District, 1-9/10A M/L 2-3/4 MILE CK which was returned delinquent or nonentered in the name of YATTI LLC , 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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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 2023-77286 .	\$618.34
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$199.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$640.67
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,235.92

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 2860 32. Our records indicate that this item was delivered on 08/13/2024 at 05:31 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

X	
Printed Name	Phillip Crist

Address of Recipient :

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

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

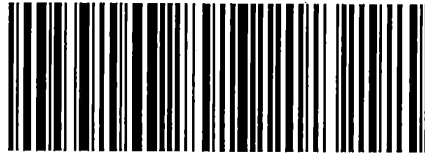
Sincerely,
United States Postal Service

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-001101 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 2861 00



(2023-C-001101-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

[6DAE294F-64D5-4C25-A3FE3CA2EFA324B6][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-001101-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: YATTI LLC, YATTI LLC, CITY OF CHARLESTON BUILDING DEPARTMENT, CITY OF SOUTH CHARLESTON, YATTI LLC, OCCUPANT, 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-001101-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT JEFFERSON MAP 11 PARCEL 0027 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001101** , located in JEFFERSON District, 1-9/10A M/L 2-3/4 MILE CK which was returned delinquent or nonentered in the name of YATTI LLC , 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 2023-77286 .	\$618.34
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$199.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$640.67
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,235.92

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: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2861 00. 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.

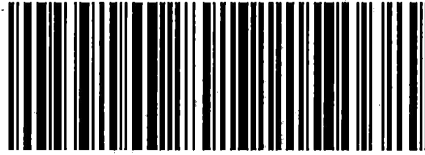
Sincerely,
United States Postal Service

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-001101 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 2860 56



(2023-C-001101-KANAWHA COUNTY-WVTK LLC)

CITY OF SOUTH CHARLESTON
PO BOX 8597
S CHARLESTON, WV 25303-0597

6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[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-001101-KANAWHA COUNTY-WVTK LLC)

CITY OF SOUTH CHARLESTON
PO BOX 8597
S CHARLESTON, WV 25303-0597

To: YATTI LLC, YATTI LLC, CITY OF CHARLESTON BUILDING DEPARTMENT, CITY OF SOUTH CHARLESTON, YATTI LLC, OCCUPANT, 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-001101-KANAWHA COUNTY- WVTK LLC)

CITY OF SOUTH CHARLESTON
PO BOX 8597
S CHARLESTON, WV 25303-0597

DISTRICT JEFFERSON MAP 11 PARCEL 0027 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001101**, located in JEFFERSON District, 1-9/10A M/L 2-3/4 MILE CK which was returned delinquent or nonentered in the name of YATTI LLC, 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 2023-77286 .	\$618.34
Additional taxes with interest.	\$0.00
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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$640.67
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,235.92

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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

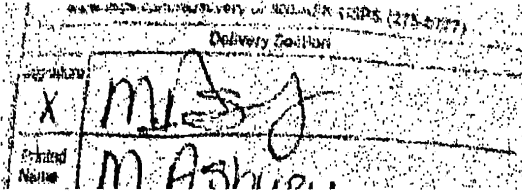


Date Produced: 08/05/2024

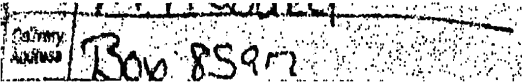
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2860 56. Our records indicate that this item was delivered on 08/03/2024 at 07:17 a.m. in SOUTH CHARLESTON, WV 25303. 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-001101 KANAWHA

CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2860 32

(2023-C-001101-KANAWHA COUNTY-WVTK LLC)
YATTI LLC
216 BROOKS ST STE 200
CHARLESTON, WV 25301-1800

25301-1800 AMKO
25305-0021



US POSTAGE PRIMEY BOWES
ZIP 25305 \$008.16⁰
02 4W
0000381984 AUG 01 2024

RU6 13'24 611:07

NIXIE 430 DE 1 0908/08/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
8C 25305002139 *0171-1178501-43

CERTIFIED MAIL

USPS CERTIFIED MAIL



9414 8091 0924 9001 2860 63

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

(2023-C-001101-KANAWHA COUNTY-WVTK LLC)
YATTI LLC
220 10TH AVE
S CHARLESTON, WV 25303-1129

2530381129 0001



US POSTAGE **PRIME** BOWES
ZIP 25305 \$ **008.16**⁰
02 4W
0000381984 AUG. 01, 2024

LN 8/05

SEP 4 2024

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430 CC 1

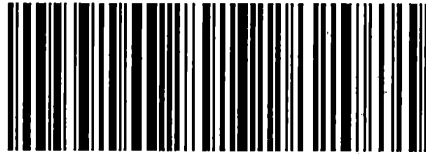
2208/25/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

MANUAL PROC REQ *0171-11783-01-43

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 6300 88



(2023-C-001101 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[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-001101
CITY OF CHARLESTON BUILDING DEPARTMENT
915 QUARRIER ST STE 5
CHARLESTON, WV 25301-2622

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 **\$135.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

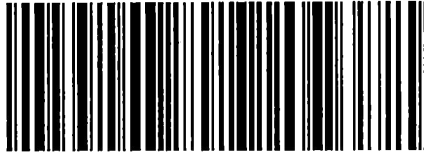
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

Personal Service ☐

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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 67



(2023-C-001101 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[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-001101
YATTI LLC
220 10TH AVE
S CHARLESTON, WV 25303-1129

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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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

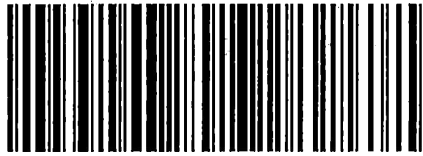
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Personal Service ☐

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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 6300 71



(2023-C-001101 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[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-001101
YATTI LLC
808 GREENBRIER ST
CHARLESTON, WV 25311-1527

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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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

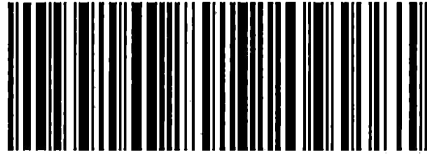
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Personal Service ☐

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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 6297 54



(2023-C-001101 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

[6DAE294F-64D5-4C25-A3FE3CA2EFA324B6][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-001101
YATTI LLC
216 BROOKS ST STE 200
CHARLESTON, WV 25301-1800

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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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: \$262.32

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-001101

County: KANAWHA

Legal Description: 1-9/10A M/L 2-3/4 MILE CK

Map: 11 Parcel: 0027 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
☐	☐	☐	☒	☐	☐	☐

YATTI LLC
808 GREENBRIER ST
CHARLESTON, WV 25311
USA

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

CITY OF CHARLESTON BUILDING DEPARTMENT
915 QUARRIER STREET, SUITE 5
CHARLESTON, WV 25301
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-001101-KANAWHA COUNTY-WVTK LLC)
YATTI LLC - PERSONAL SERVICE
808 GREENBRIER ST
CHARLESTON, WV 25311

{6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[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-001101-KANAWHA COUNTY-WVTK LLC)

YATTI LLC - PERSONAL SERVICE
808 GREENBRIER ST
CHARLESTON, WV 25311

To: YATTI LLC, YATTI LLC, CITY OF CHARLESTON BUILDING DEPARTMENT, CITY OF SOUTH CHARLESTON, YATTI LLC, OCCUPANT, 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-001101-KANAWHA COUNTY- WVTK LLC)

YATTI LLC - PERSONAL SERVICE
808 GREENBRIER ST
CHARLESTON, WV 25311

DISTRICT JEFFERSON MAP 11 PARCEL 0027 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-001101** , located in JEFFERSON District, 1-9/10A M/L 2-3/4 MILE CK which was returned delinquent or nonentered in the name of YATTI LLC , 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 - 77502 .	\$811.40
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 2023-77286 .	\$646.05
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$202.35
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$670.51
Additional Statutory Fees with Interest.	\$267.57
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,597.88

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-1101

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Yatti LLC, 808 Greenbrier St, Charleston, WV 25311.

I, Samantha Bailey, being duly sworn, depose and say that on the 10th day of April, 2025 at 10:57 am, I:

served this CORPORATION by delivering a true copy of the CERTIFICATE OF SALE NOTICE, to: Melissa Marshall as Receptionist for Yatti LLC, at the address of: 808 Greenbrier St, Charleston, WV 25311, in compliance with state statutes.

Description of Person Served: Age: 40, Sex: F, Race/Skin Color: White, Height: 5'4", Weight: 150, Hair: Blonde, Glasses: ?

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 APR 25 by the affiant who is personally known to me.

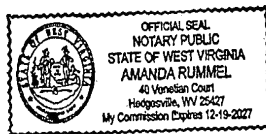
NOTARY PUBLIC

My Commission Expires: 12/19/27


Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025002657



60:TTW 62, ST MW



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



(2023-C-001101-KANAWHA COUNTY-WVTK LLC)
CITY OF CHARLESTON BUILDING DEPARTMENT - PERSONAL SERVICE
915 QUARRIER STREET, SUITE 5
CHARLESTON, WV 25301

{6DAE294F-64D5-4C25-A3FE3CA2EFA324B6}[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-001101-KANAWHA COUNTY-WVTK LLC)

CITY OF CHARLESTON BUILDING DEPARTMENT - PERSONAL SERVICE
915 QUARRIER STREET, SUITE 5
CHARLESTON, WV 25301

To: YATTI LLC, YATTI LLC, CITY OF CHARLESTON BUILDING DEPARTMENT, CITY OF SOUTH CHARLESTON, YATTI LLC, OCCUPANT, 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-001101-KANAWHA COUNTY- WVTK LLC)

CITY OF CHARLESTON BUILDING DEPARTMENT - PERSONAL SERVICE
915 QUARRIER STREET, SUITE 5
CHARLESTON, WV 25301

DISTRICT JEFFERSON MAP 11 PARCEL 0027 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-001101**, located in JEFFERSON District, 1-9/10A M/L 2-3/4 MILE CK which was returned delinquent or nonentered in the name of YATTI LLC, 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:

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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-1101

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **City of Charleston Building Department, 915 Quarrier St, Suite 5, Charleston, WV 25301.**

I, Samantha Bailey, being duly sworn, depose and say that on the **4th day of April, 2025 at 10:19 am, I:**

served a **GOVERNMENT AGENCY** by delivering a true copy of the **CERTIFICATE OF SALE NOTICE** to: **Kelly Myers as Receptionist for City of Charleston Building Department**, and informed said person of the contents therein, in compliance with State Statutes.

Description of Person Served: Age: 35, Sex: F, Race/Skin Color: WHITE, Height: 5'3, Weight: 150, Hair: BLACK, Glasses: N

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 16
day of April by the affiant who
is personally known to me.

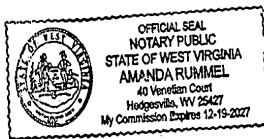
Amanda Rummel
NOTARY PUBLIC

My Commission Expires: 12/19/27

Samantha Bailey
Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025002676



68-01W 52.9 AMM

