

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

This deed made this 8th day of September, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of 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 \$3,000.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2023-C-000782	SWEENEY CHEYENNE RACHELLE

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-000782	LTS 159-160-161-162 BURLEW HEIGHTS B	Charleston West Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$3,000.00.

Witness the following signature:

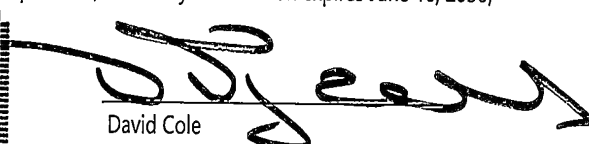
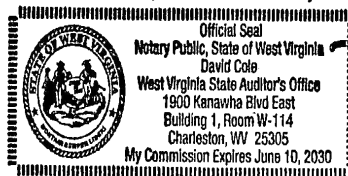


Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

State of West Virginia
County of Kanawha, to wit:

I, David Cole, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 8th day of September, 2025, has acknowledge they same before me in said County.

Given under my hand this 8th day of September, 2025. My commission expires June 10, 2030,



David Cole
Notary Public

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

Kanawha County
Vera J. McCormick, Clerk
Instrument 4137370
10/01/2025 @ 08:15:25 AM
TAX DEED
Book 33452 Page 876
Pages Recorded 45
Recording Fee \$
Transfer Fee \$
95.00
16.50

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000782

KANAWHA

COUNTY 12 CHAS W

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 12 16 0043 0000 0000 ACCOUNT # 06617066

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000042707	SWEENEY CHEYENNE RACHELLE	LTS 159-160-161-162 BURLEW HEIGHTS B
	557 BURLEW DR CHARLESTON	WV 25302

DELINQUENT TAXES	734.68
INTEREST	55.11
PUBLICATIONS & NOTICES	75.00
CERT PUBLICATION	15.00
SUBSEQUENT TAXES	AMOUNT
2023 0000042424	794.91
TOTAL	1674.70

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-000782

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: LTS 159-160-161-162 BURLEW HEIGHTS B

District: CHARLESTON WEST CORP **Map:** 16 **Parcel:** 0043 0000 0000

Taxpayer:

SWEENEY CHEYENNE RACHELLE
557 BURLEW DR
CHARLESTON, WV 25302

Delinquent Taxes: 2022 - 42707	\$879.79
Interest on Delinquent Taxes	\$52.79
Subsequent Taxes: 2023-42424	\$833.36
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$110.00
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$3,000.00
Amount Due	\$1,941.49
Surplus	\$1,058.51

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: \$311.33

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-000782
County: KANAWHA COUNTY
Legal Description: LTS 159-160-161-162 BURLEW HEIGHTS B
Map: 16 Parcel: 0043 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
☒	☐	☒	☐	☐	☐	☐

CHEYENNE SWEENEY
557 BURLEW DR
CHARLESTON, WV 25302-3543
USA

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

OCCUPANT
557 BURLEW DR
CHARLESTON, WV 25302
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

AUG 3 '24 PM 12:49

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.

AUG 3 '26 PM 12:00

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: SWEENEY CHEYENNE RACHELLE

LTS 159-160-161-162 BURLEW HEIGHTS B
CHARLESTON WEST CORP District
Kanawha County, West Virginia

Certificate No. 2023-C-000782 CIN CTS-20-2023-782

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



4/26/24 PM 12:00

TITLE WORKSHEET



KANAWHA County - 20

Name(s) SWEENEY CHEYENNE RACHELLE

CHARLESTON WEST CORP Dist (12) Map 0016 Parcel 0043 Sub 0000SPLIT0000

Description LTS 159-160-161-162 BURLEW HEIGHTS B

TITLE WORK CODE: CTS-20-2023-782

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022: SWEENEY CHEYENNE RACHELLE Book/Page: 3045/ 0812 Tax Class: 2

LANDBOOK 2021: SWEENEY CHEYENNE RACHELLE Book/Page: 3045 / 0812 Tax Class: 2

LANDBOOK 2020: ASQUITH ANDREW & JENNIFER Book/Page: 3012/ 0437 Tax Class: 2

LANDBOOK 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007: RODGERS DAVID L Book/Page: 2472/ 0298 Tax Class: 4

LANDBOOK 2006: RODGERS DAVID L Book/Page: 2472/ 0298 Tax Class: 2

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

TRANSFERS	GRANTOR		GRANTEE
09/11/2019	ANDREW ASQUITH JENIFER ASQUITH	DEED 3045/812	CHEYENNE RACHELLE SWEENEY
08/06/2018	DAVID L ROGERS	DEED 3012/437	JENNIFER ASQUITH ANDREW ASQUITH
06/09/1999	TAMMY L MURPHY	DEED 2472/298	DAVID L RODGERS

Adverse Item Table	OC/FT	DT	liens
CHEYENNE RACHELLE SWEENEY			

REFERENCE ITEMS

CHEYENNE RACHELLE SWEENEY
557 BUVIEW 25302 [INCOMPLETE]

20-DEED-3045-812

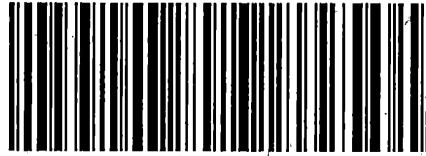
Burlew

Cheyenne Sweeney
tax address

Stop 7/9/2024 11:32 am

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 3745 79



(2023-C-000782-KANAWHA COUNTY-WVTK LLC)
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS
1001 VIRGINIA STREET EAST
CHARLESTON, WV 25301

9158B4B6-CB9E-40F3-82310CACD588F85B][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-000782-KANAWHA COUNTY-WVTK LLC)

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

To: CHEYENNE SWEENEY, 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-000782-KANAWHA COUNTY- WVTk LLC)

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

DISTRICT CHARLESTON WEST CORP MAP 16 PARCEL 0043 0000 0000

You will take notice that WVTk LLC, the purchaser of the following real estate, **Cert No. 2023-C-000782**, located in CHARLESTON WEST CORP District, LTS 159-160-161-162 BURLEW HEIGHTS B which was returned delinquent or nonentered in the name of SWEENEY CHEYENNE RACHELLE, 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 February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 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 - 42707 .	\$1,011.76
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 2023-42424 .	\$905.79
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$871.90
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,999.95

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000782-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
557 BURLEW DR
CHARLESTON, WV 25302

9158B4B6-CB9E-40F3-82310CACD588F85B][NTR LETTER]

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



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CHARLESTON, WV 25302

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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,999.95

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000782-KANAWHA COUNTY-WVTK LLC)
CHEYENNE SWEENEY - PERSONAL SERVICE
557 BURLEW DR
CHARLESTON, WV 25302

{9158B4B6-CB9E-40F3-82310CACD588F85B}[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-000782-KANAWHA COUNTY-WVTK LLC)

CHEYENNE SWEENEY - PERSONAL SERVICE
557 BURLEW DR
CHARLESTON, WV 25302

To: CHEYENNE SWEENEY, 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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(2023-C-000782-KANAWHA COUNTY- WVTK LLC)

CHEYENNE SWEENEY - PERSONAL SERVICE
557 BURLEW DR
CHARLESTON, WV 25302

DISTRICT CHARLESTON WEST CORP MAP 16 PARCEL 0043 0000 0000

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 42707 .	\$1,046.95
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 2023-42424 .	\$937.99
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$904.35
Additional Statutory Fees with Interest.	\$137.86
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$3,239.85

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

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

Given under my hand March 27, 2025

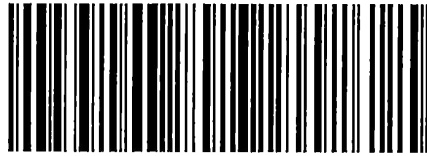
Christal G. Perry

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

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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

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 3724 76



(2023-C-000782-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

9158B4B6-CB9E-40F3-82310CACD588F85B][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-000782-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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

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County Collections Division
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(2023-C-000782-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT CHARLESTON WEST CORP MAP 16 PARCEL 0043 0000 0000

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

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



Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3724 76. Our records indicate that this item was delivered on 08/26/2024 at 06:39 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	X
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-000782 KANAWHA



**UNITED STATES
POSTAL SERVICE**

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3745 79. Our records indicate that this item was delivered on 08/26/2024 at 01:36 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

AM
COOY

Address of Recipient :

1001

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

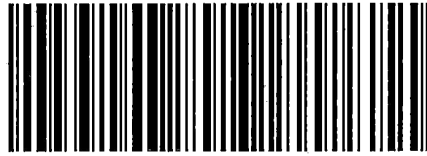
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000782 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 3724 69



(2023-C-000782-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

9158B4B6-CB9E-40F3-82310CACD588F85B}[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-000782-KANAWHA COUNTY-WVTK LLC)

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

To: CHEYENNE SWEENEY, 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-000782-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT CHARLESTON WEST CORP MAP 16 PARCEL 0043 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000782**, located in CHARLESTON WEST CORP District, LTS 159-160-161-162 BURLEW HEIGHTS B which was returned delinquent or nonentered in the name of SWEENEY CHEYENNE RACHELLE, 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 February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 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 - 42707 .	\$1,011.76
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 2023-42424 .	\$905.79
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$871.90
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,999.95

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

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



UNITED STATES
POSTAL SERVICE™

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3724 69. Our records indicate that this item was delivered on 08/26/2024 at 12:41 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. String
DAVID W. STRING

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-000782 KANAWHA



**UNITED STATES
POSTAL SERVICE.**

Date Produced: 07/28/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7884 44. Our records indicate that this item was delivered on 07/21/2025 at 01:04 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

John L. Arnold
John L. Arnold

Address of Recipient :

18102 Seneca
- 15

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-000782 KANAWHA COUNTY



Date Produced: 02/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6793 46. Our records indicate that this item was delivered on 02/13/2025 at 11:23 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
J-mathis

Address of Recipient :

*1810 2 Seneca
tr*

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.

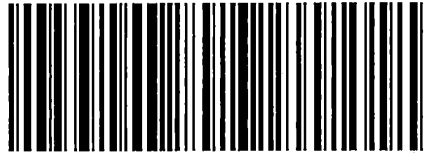
Sincerely,
United States Postal Service

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-000782 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 3724 52



(2023-C-000782-KANAWHA COUNTY-WVTK LLC)

CHEYENNE SWEENEY
557 BURLEW DR
CHARLESTON, WV 25302-3543

9158B4B6-CB9E-40F3-82310CACD588F85B}[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-000782-KANAWHA COUNTY-WVTK LLC)

CHEYENNE SWEENEY
557 BURLEW DR
CHARLESTON, WV 25302-3543

To: CHEYENNE SWEENEY, 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-000782-KANAWHA COUNTY- WVTK LLC)

CHEYENNE SWEENEY
557 BURLEW DR
CHARLESTON, WV 25302-3543

DISTRICT CHARLESTON WEST CORP MAP 16 PARCEL 0043 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000782**, located in CHARLESTON WEST CORP District, LTS 159-160-161-162 BURLEW HEIGHTS B which was returned delinquent or nonentered in the name of SWEENEY CHEYENNE RACHELLE, 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 February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 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 - 42707 .	\$1,011.76
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 2023-42424 .	\$905.79
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$210.50
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$871.90
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,999.95

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

Given under my hand August 22, 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

CERTIFIED MAIL™

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

(2023-C-000782-KANAWHA COUNTY-WVTK LLC)
CHEYENNE SWEENEY
557 BURLEW DR
CHARLESTON, WV 25302-3543

9414 8091 0924 9001 3724 52



USPS CERTIFIED MAIL

CHARLESTON WV 25305
2023-05-20 24PM 11



US POSTAGE PINEY BOWES
ZIP 25305 \$008.16°
02 4W
0000381984 AUG. 23, 2024

LN
6/28

NIXIE 152 DC 1 0010/07/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

25302-3543
25305-0021

BC: 25305002139 *0671-03941-23-39

NOTICE TO REDEEM

**CERT NO. 2023-C-000782
KANAWHA COUNTY - WVTK LLC**

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

**DISTRICT CHARLESTON WEST CORP
MAP 16 PARCEL 0043 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, Certification No. 2023-C-000782 located in CHARLESTON WEST CORP DISTRICT, LTS 159-160-161-162 BURLEW HEIGHTS B which was returned delinquent or nonentered in the name of SWEENEY CHEYENNE RACHELLE 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 FEBRUARY 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before JANUARY 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 2022-42707 \$1011.76

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

Subsequent of taxes paid on the property, with interest to for tax year 2023-42424 \$905.79

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$210.50

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$871.90

Additional Statutory Fees with Interest \$0.00

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$2999.95

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

Given under my hand AUGUST 22, 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

LC-180386
08-30/09-06,13;2024

Ad Number 180386

Kan

23-C-782

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

I Janice Alston, Classified Advertising

SEP 18 '24 AM 10:35

Representative of the The Charleston Gazette-Mail, a newspaper

published in the county of Kanawha, West Virginia, hereby

certify that the annexed publication was inserted in said

newspaper The Charleston Gazette-Mail.

The cost of publishing said annexed advertisement

as aforesaid was \$ 254.48

Commencing On: 08/30/2024

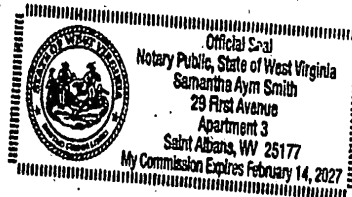
Ending On: 09/13/2024

Given under my hand this day 09/13/2024

Sworn to and subscribed before me 09/13/2024
at Charleston, Kanawha County, West Virginia

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

MY COMMISSION EXPIRES: 2/14/2027

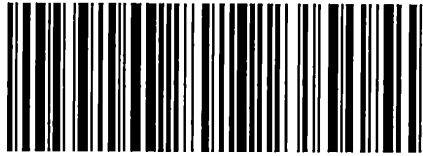


[Signature]

ENTERED

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 6793 46



(2023-C-000782 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

9158B4B6-CB9E-40F3-82310CACD588F85B][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
02/11/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000782
CHEYENNE SWEENEY
557 BURLEW DR
CHARLESTON, WV 25302-3543

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

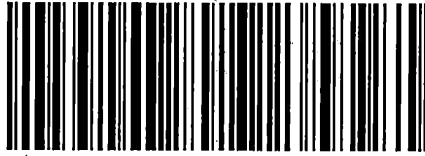
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

Personal Service ☐

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7884 44



(2023-C-000782 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

9158B4B6-CB9E-40F3-82310CACD588F85B}[RETURN MAIL LETTER]

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



State of West Virginia

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

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000782
CHEYENNE SWEENEY
557 BURLEW DR
CHARLESTON, WV 25302

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 \$135.86 This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service ☐

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

Supplemental Notice to Redeem Form

Total Cost: \$135.16

Billing Name / Organization: WVTK LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-000782

County: KANAWHA

Legal Description: LTS 159-160-161-162 BURLEW HEIGHTS B

Map: 16 Parcel: 0043 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
☐	☐	☐	☒	☐	☐	☐

CHEYENNE SWEENEY
557 BURLEW DR
CHARLESTON, WV 25302
USA

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

FEB 24 25 PM 12:12

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-782

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Cheyenne Sweeney, 557 Burlew Dr, Charleston, WV 25302.**

I, Samantha Bailey, being duly sworn, depose and say that on the **30th day of April, 2025 at 12:16 pm, I:**

POSTED by attaching a true copy of the **CERTIFICATE OF SALE NOTICE** to a conspicuous place on the property of the within named person's **LAST KNOWN DWELLING PLACE OR LAST KNOWN USUAL PLACE OF ABODE** at the address of: **557 Burlew Dr, Charleston, WV 25302.**

Additional Information pertaining to this Service:

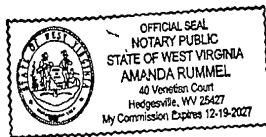
4/30/2025 12:16 pm Attempted 557 Burlew Dr, Charleston, WV 25302. Subject does not live at address per current resident. Documents posted.

Any and all physical description details are approximations.

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

Subscribed and Sworn to before me on the 12 day
of May, 25 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-2025003528

2025003528



WVTK LLC
18102 Seneca Trail
Marlinton, WV 24954

Local 3043894951
Toll Free
Fax 8155502328
URL

07/20/25

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

Dear WWSAO,

Enclosed please find the following affidavit:
KANAWHA COUNTY 2023-C-782 / CHEYENNE SWEENEY
Notice by publications has been requested.

Thanks,

JUL 25 2025 PM 2:50

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

RE: KANAWHA COUNTY 2023-C-782

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

IN RESPONSE TO RE: CHEYENNE SWEENEY (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-782, delinquent in the name of SWEENEY CHEYENNE RACHELLE. Described as LTS 159-160-161-162 BURLEW HEIGHTS B

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

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

CHEYENNE SWEENEY
557 BURLEW DR
CHARLESTON, WV 25302-3543
by Certified mail, by publication

Occupant
557 BURLEW DR
Charleston, WV 25302
by publication, as occupant

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

JUL 25 2025 PM 2:50

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

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

RE: CHEYENNE SWEENEY (shown on auditors site, NTR ID 10067/1

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

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

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

Having completed a diligent research, WVTk LLC requested CHEYENNE SWEENEY be served at 557 BURLAW DR, CHARLESTON, WV 25302 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

The certificate remains unredeemed.

Having been unable to perfect service in a manner that satisfies the state auditor's office review, publication is called for by West Virginia code. WVTk LLC, having requested, paid for, and causing notice by publication, hereby requests the deed be issued to WVTk LLC.



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

JUL 25 2025 PM 2:50