

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

This deed made this 20th day of April, 2026 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTB LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of April, in the year 2025, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2023 to 2024, and WVTB LLC for the sum of \$7,000.00, 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
2024-C-001909	DANDY FAMILY TRUSTS

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

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

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

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2024-C-001909	LT 5 BK A WILSON SUB WILSON ST 2014	Dunbar Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$7,000.00.

Witness the following signature:

Christal G. Perry

Christal G. Perry

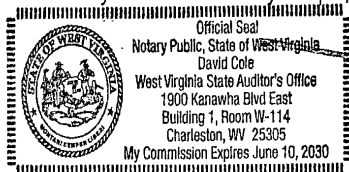
Appointee of the Honorable Mark A. Hunt, State Auditor

State of West Virginia

County of Kanawha, to wit:

I, David Cole, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 20th day of April, 2026, has acknowledge the same before me in said County.

Given under my hand this 20th day of April, 2026. My commission expires June 10, 2030,



David Cole
Notary Public

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

Kanawha County
Vera J. McCormick, Clerk
Instrument 4177745
06/03/2026 @ 10:09:03 AM
TAX DEED
Book 1175 @ Page 813
Pages Recorded 46
Recording Cost \$
Transfer Tax \$
96.00
38.50

CERTIFICATE OF CERTIFICATION NO: 2024-C- 001909

KANAWHA

COUNTY 26 DUNBAR

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 26 19 0046 0000 0000 ACCOUNT # 06367442

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2023 0000130877	DANDY FAMILY TRUSTS	LT 5 BK A WILSON SUB
		WILSON ST 2014
	4009 KANAWHA AVE SE	
	CHARLESTON	WV 25304
	DELINQUENT TAXES	1318.30
	INTEREST	108.76
	PUBLICATIONS & NOTICES	65.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2024 0000131504	1404.18
	TOTAL	2911.24

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

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 2024-C-001909

Memorandum of real estate sold in the county of KANAWHA on this 22nd day of April, 2025 by the Honorable Mark A. Hunt, Auditor of the State of West Virginia.

Property Description: LT 5 BK A WILSON SUB WILSON ST. 2014

District: DUNBAR CORP

Map: 19

Parcel: 0046 0000 0000

Taxpayer:

DANDY FAMILY TRUSTS
4009 KANAWHA AVE SE
CHARLESTON, WV 25304

Delinquent Taxes: 2023 - 130877	\$1,507.06
Interest on Delinquent Taxes	\$90.42
Subsequent Taxes: 2024-131504	\$1,456.30
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.60
Auditor's Fee	\$110.00
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$7,000.00
Amount Due	\$3,229.63
Surplus	\$3,770.37

Purchaser:

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840



A handwritten signature in black ink, appearing to read "Mark A. Hunt".

Mark A. Hunt, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by August 20, 2025, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$463.02

Billing Name / Organization: WVTB LLC

Address: 18102 SENECA TRAIL

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

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-001909

County: KANAWHA COUNTY

Legal Description: LT 5 BK A WILSON SUB WILSON ST 2014

Map: 19 Parcel: 0046 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
☒	☐	☒	☐	☒	☐	☐

KANAWHA COUNTY COMMISSION
PO BOX 3627
CHARLESTON, WV 25336-3627
USA

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

DANDY FAMILY TRUSTS
4009 KANAWHA AVE SE
CHARLESTON, WV 25304
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 2850A
FLORENCE, KY 41042-2915
USA

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

ST. OTTOWIE ST. OTTOWIE

West Virginia State Auditor's Office
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Map: 19 Parcel: 0046 0000 0000

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.

REC 10 25 01:10:11

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

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

RE: DANDY FAMILY TRUSTS

LT 5 BK A WILSON SUB WILSON ST 2014
DUNBAR CORP District
Kanawha County, West Virginia

Certificate No. 2024-C-001909 CIN CTS-20-2024-1909

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.

WVTB LLC incurred a fee of \$500.00 for my examination.

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



REC-18 25 10:13

TITLE WORKSHEET



KANAWHA County - 20

Name(s) DANDY FAMILY TRUSTS

DUNBAR CORP Dist (26) Map 0019 Parcel 0046 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-20-2024-1909

Description LT 5 BK A WILSON SUB WILSON ST 2014

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2024, 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013: DANDY FAMILY TRUSTS Book/Page: 2826/ 0043 Tax Class: 4

LANDBOOK 2021: DANDY FAMILY TRUSTS Book/Page: 2826 / 0043 Tax Class: 4

LANDBOOK 2012, 2011, 2010, 2009, 2008, 2007, 2006: DANDY ARDITH N Book/Page: 1843/ 0468 Tax Class: 4

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

TRANSFERS	GRANTOR		GRANTEE
District UNION Subdivision: WILSON SUB Lot: 5 Block: A			
06/15/2012	MICHAUX DEBORAH D EXEC DANDY ARDITH N EST	DEED 2826/43	DANDY FAMILY TRUSTS
		DEED 1843/468	DANDY ARDITH N

Adverse Item Table	OC/FT	DT	liens
DANDY FAMILY TRUSTS	DB-2915-68 DEED WITH CONSIDERATION-2910-754 DB-2886-400 DB-2866-460 DB-2865-379 DB-2826-390 DB-2826-388 DB-2826-233 DB-2826-228 DB-2826-226 DB-2826-224 DB-2826-222 DB-2826-220 DB-2826-218 DB-2826-47 DB-2826-45 DB-2826-41 DB-2826-39		JUDGMENT-368-841

REFERENCE ITEMS

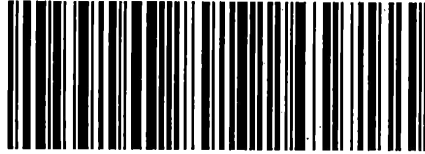
Heldas: Singularly Warranty: GW Fully signed: YES consideration: 0	no grantee return address	20-DEED-2826-43
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DEED WITH CONSIDERATION-3043-797,DB-2825-873,DT-3309-27,DT-3309-4,DT-3151-156,ASSIGNMENT OF RENTS AND LEASES-195-199,DT-3007-72,DT-3001-618,ASSIGNMENT OF RENTS AND LEASES-194-997,RELEASE-1263-751,RELEASE-1179-695,RELEASE-1092-468,RELEASE-1092-467,LIS PENDENS-3772-132,ASSIGNMENT-236-891

ST-01W 52.01 01/11

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 9247 05



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)

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

{7BD8E45F-DA06-4155-8A395799511292E8}[NTR LETTER]

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



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)

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

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

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County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2024-C-001909-KANAWHA COUNTY- WVTB LLC)

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1001 VIRGINIA STREET EAST
CHARLESTON, WV 25301

DISTRICT DUNBAR CORP MAP 19 PARCEL 0046 0000 0000

You will take notice that WVTB LLC, the purchaser of the following real estate, **Cert No. 2024-C-001909**, located in DUNBAR CORP District, LT 5 BK A WILSON SUB WILSON ST 2014 which was returned delinquent or nonentered in the name of DANDY FAMILY TRUSTS, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 22, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2023 - 130877.	\$1,748.19
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2024-131504.	\$1,596.94
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.35
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,036.17
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,592.65

You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.

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

Given under my hand September 11, 2025

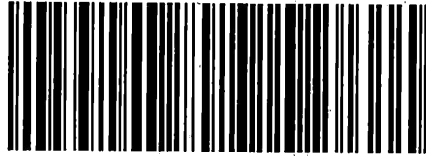
Christal G. Perry

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

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Office County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 9158 71



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

{7BD8E45F-DA06-4155-8A395799511292E8}[NTR LETTER]

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County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



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CHARLESTON, WV 25321

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Given under my hand September 11, 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**

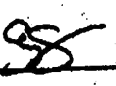


Date Produced: 09/22/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9158 71. Our records indicate that this item was delivered on 09/15/2025 at 12:34 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

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

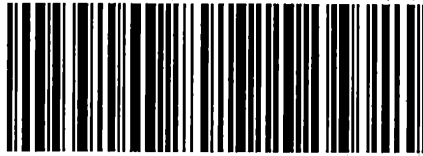
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-001909 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 9156 97



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)

KANAWHA COUNTY COMMISSION
PO BOX 3627
CHARLESTON, WV 25336-3627

{7BD8E45F-DA06-4155-8A395799511292E8}[NTR LETTER]

West Virginia State Auditor's Office
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1900 Kanawha Boulevard East
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(2024-C-001909-KANAWHA COUNTY-WVTB LLC)

KANAWHA COUNTY COMMISSION
PO BOX 3627
CHARLESTON, WV 25336-3627

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

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County Collections Division
1900 Kanawha Boulevard East
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(2024-C-001909-KANAWHA COUNTY- WVTB LLC)

KANAWHA COUNTY COMMISSION
PO BOX 3627
CHARLESTON, WV 25336-3627

DISTRICT DUNBAR CORP MAP 19 PARCEL 0046 0000 0000

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Christal G. Perry

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

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West Virginia State Auditor's Office, County Collections
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Charleston, West Virginia 25305
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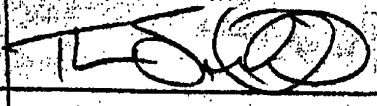


Date Produced: 09/15/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9156 97. Our records indicate that this item was delivered on 09/13/2025 at 09:20 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed name	Thomas Sullivan

Address of Recipient :

Delivery address	PO Box 3627 2351
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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.

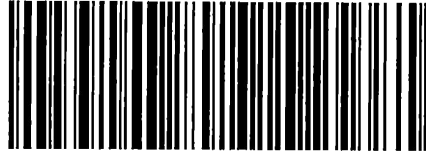
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Customer Reference Number: 2024-C-001909 KANAWHA

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 9158 57



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)

DANDY FAMILY TRUSTS
4009 KANAWHA AVE SE
CHARLESTON, WV 25304

{7BD8E45F-DA06-4155-8A395799511292E8}[NTR LETTER]

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.35
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,036.17
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,592.65

You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.

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

Given under my hand September 11, 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



Date Produced: 09/15/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9158 57. Our records indicate that this item was delivered on 09/13/2025 at 05:01 p.m. in CHARLESTON, WV 25304. The scanned image of the recipient information is provided below.

Signature of Recipient :

Two handwritten signatures in black ink. The top signature is cursive and appears to be "D. L. ...". The bottom signature is also cursive and appears to be "D. L. ...".

Address of Recipient :

**4009 KANAWHA AVE SE,
CHARLESTON, WV 25304**

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-001909 KANAWHA



Date Produced: 09/22/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9247 05. Our records indicate that this item was delivered on 09/15/2025 at 01:18 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, followed by the number "0001" written below it.

Address of Recipient :

A handwritten number "1051" in black ink.

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

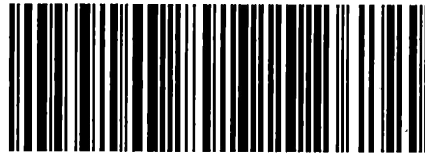
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-001909 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 9158 64



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850A
FLORENCE, KY 41042-2915

{7BD8E45F-DA06-4155-8A395799511292E8}[NTR LETTER]

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



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)

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

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

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



(2024-C-001909-KANAWHA COUNTY- WVTB LLC)

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

DISTRICT DUNBAR CORP MAP 19 PARCEL 0046 0000 0000

You will take notice that WVTB LLC, the purchaser of the following real estate, **Cert No. 2024-C-001909**, located in DUNBAR CORP District, LT 5 BK A WILSON SUB WILSON ST 2014 which was returned delinquent or nonentered in the name of DANDY FAMILY TRUSTS, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 22, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2023 - 130877 .	\$1,748.19
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2024-131504 .	\$1,596.94
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.35
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,036.17
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,592.65

You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.

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

Given under my hand September 11, 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**



UNITED STATES
POSTAL SERVICE

Date Produced: 09/22/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9158 64. Our records indicate that this item was delivered on 09/17/2025 at 01:42 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Spivey
DAVID W. SPIVEY

Address of Recipient :

7940 Kentucky Drive
Florence, KY 41042

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-001909 KANAWHA

NOTICE TO REDEEM

**CERT NO. 2024-C-001909
KANAWHA COUNTY
WVTL LLC**

To: KANAWHA COUNTY COMMISSION, DANDY FAMILY TRUSTS, 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, beneficiaries, 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 DUNBAR CORP
MAP 19
PARCEL 0046 0000 0000**

OCT 29 '25 PM 1:15

You will take notice that WVTB LLC, the purchaser of the following real estate, Certification No. 2024-C-001909, LOCATED IN DUNBAR CORP DISTRICT, LT 5 BK A WILSON SUB WILSON ST 2014 which was returned delinquent or nonentered in the name of DANDY FAMILY TRUSTS, and was sold by the deputy commissioner of delinquent and nonentered lands of Kanawha County at the sale for the delinquent taxes on APRIL 22, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after MARCH 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before FEBRUARY 28, 2026 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2023-130877 \$1748.19

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 2024-131504 \$1596.94

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$211.35

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$1036.17

Additional Statutory Fees with Interest \$0.00

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$4592.65

You may redeem at any time before FEBRUARY 28, 2026 by paying the above total less any unearned interest.

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

Given under my hand SEPTEMBER 11, 2025
Christal G. Perry

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

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

Questions please call 1-888-509-6568

LC-359666
10-10,17,24,2025

Ad Number 359666

Kan
24-C-1909

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

OCT 29 '25 PM 1:15

I Kirsten Spratt, Classified Advertising

Representative of the The Charleston Gazette-Mail, a newspaper
published in the county of Kanawha, West Virginia, hereby
certify that the annexed publication was inserted in said
newspaper The Charleston Gazette-Mail.

The cost of publishing said annexed advertisement

as aforesaid was \$ 282.56

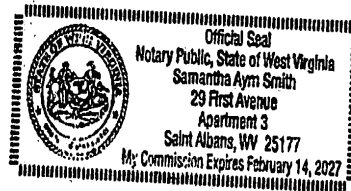
Commencing On: 10/10/2025

Ending On: 10/24/2025

Given under my hand this day 10/24/2025

Sworn to and subscribed before me 10/24/2025
at Charleston, Kanawha County, West Virginia

Samantha A. Smith



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

MY COMMISSION EXPIRES: 2/14/2027

Kirsten Spratt

ENTERED

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



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)
DANDY FAMILY TRUSTS - SECRETARY OF STATE
4009 KANAWHA AVE SE
CHARLESTON, WV 25304

{7BD8E45F-DA06-4155-8A395799511292E8}[NTR LETTER]

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



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)

DANDY FAMILY TRUSTS - SECRETARY OF STATE
4009 KANAWHA AVE SE
CHARLESTON, WV 25304

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

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



(2024-C-001909-KANAWHA COUNTY- WVTB LLC)

DANDY FAMILY TRUSTS - SECRETARY OF STATE
4009 KANAWHA AVE SE
CHARLESTON, WV 25304

DISTRICT DUNBAR CORP MAP 19 PARCEL 0046 0000 0000

You will take notice that WVTB LLC, the purchaser of the following real estate, **Cert No.** 2024-C-001909, located in DUNBAR CORP District, LT 5 BK A WILSON SUB WILSON ST 2014 which was returned delinquent or nonentered in the name of DANDY FAMILY TRUSTS, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 22, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2023 - 130877 .	\$1,748.19
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2024-131504 .	\$1,596.94
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.35
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,036.17
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,592.65

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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 September 11, 2025

Christal G. Perry

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

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

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



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)
DANDY FAMILY TRUSTS - SECRETARY OF STATE
4009 KANAWHA AVE SE
CHARLESTON, WV 25304

APPROVED FOR
RECEIVED
2025 SEP 23 A 10:00
OFFICE OF THE
SECRETARY OF STATE
WEST VIRGINIA

{7BD8E45F-DA06-4155-8A395799511292E8}[NTR LETTER]

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



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)

DANDY FAMILY TRUSTS - SECRETARY OF STATE
4009 KANAWHA AVE SE
CHARLESTON, WV 25304

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

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



(2024-C-001909-KANAWHA COUNTY- WVTB LLC)

DANDY FAMILY TRUSTS - SECRETARY OF STATE
4009 KANAWHA AVE SE
CHARLESTON, WV 25304

DISTRICT DUNBAR CORP MAP 19 PARCEL 0046 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-001909** , located in DUNBAR CORP District, LT 5 BK A WILSON SUB WILSON ST 2014 which was returned delinquent or nonentered in the name of DANDY FAMILY TRUSTS , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 22, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2023 - 130877 .	\$1,748.19
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2024-131504 .	\$1,596.94
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.	\$1,036.17
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,592.65

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Given under my hand September 11, 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**

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



Kris Warner
Secretary of State
State of West Virginia
Phone: 304-558-8000
888-767-8683
Visit us online:
www.wvsos.com

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

SEP 26 '25 AM 11:02

Control Number: 346499

Defendant: DANDY FAMILY TRUST
4009 KANAWHA AVENUE SE
CHARLESTON, WV 25304 US

County: State of West Virginia

Civil Action: NTR197276 2024-C-001909
KANAWHA

Certified Number: 92148901125134100004314014

Service Date: 9/23/2025

I am enclosing:

1 notice to redeem

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

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

Sincerely,

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

Kris Warner
Secretary of State



March 31, 2026

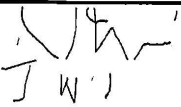
Dear 2024 C 1909 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0004 3140 14.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	September 26, 2025, 5:34 pm
Location:	CHARLESTON, WV 25304
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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

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

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

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



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)
KANAWHA COUNTY COMMISSION - SECRETARY OF STATE
PO BOX 3627
CHARLESTON, WV 25336-3627

{7BD8E45F-DA06-4155-8A395799511292E8}[NTR LETTER]

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



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)

KANAWHA COUNTY COMMISSION - SECRETARY OF STATE
PO BOX 3627
CHARLESTON, WV 25336-3627

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

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



(2024-C-001909-KANAWHA COUNTY- WVTB LLC)

KANAWHA COUNTY COMMISSION - SECRETARY OF STATE
PO BOX 3627
CHARLESTON, WV 25336-3627

DISTRICT DUNBAR CORP MAP 19 PARCEL 0046 0000 0000

You will take notice that WVTB.LLC , the purchaser of the following real estate, **Cert No.** 2024-C-001909 , located in DUNBAR CORP District, LT 5 BK A WILSON SUB WILSON ST 2014 which was returned delinquent or nonentered in the name of DANDY FAMILY TRUSTS , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 22, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

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Additional taxes with interest.	\$0.00
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Given under my hand September 11, 2025

Christal G. Perry

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

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

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



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)
KANAWHA COUNTY COMMISSION - SECRETARY OF STATE
PO BOX 3627
CHARLESTON, WV 25336-3627

2025 SEP 23 A 10:00
OFFICE OF THE SECRETARY OF STATE
STATE OF WEST VIRGINIA

{7BD8E45F-DA06-4155-8A395799511292E8}[NTR LETTER]

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



(2024-C-001909-KANAWHA COUNTY-WVTB LLC)

KANAWHA COUNTY COMMISSION - SECRETARY OF STATE
PO BOX 3627
CHARLESTON, WV 25336-3627

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

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



(2024-C-001909-KANAWHA COUNTY- WVTB LLC)

KANAWHA COUNTY COMMISSION - SECRETARY OF STATE
PO BOX 3627
CHARLESTON, WV 25336-3627

DISTRICT DUNBAR CORP MAP 19 PARCEL 0046 0000 0000

You will take notice that WVTB LLC, the purchaser of the following real estate, **Cert No. 2024-C-001909**, located in DUNBAR CORP District, LT 5 BK A WILSON SUB WILSON ST 2014 which was returned delinquent or nonentered in the name of DANDY FAMILY TRUSTS, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 22, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 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 2024-131504 .	\$1,596.94
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.	\$1,036.17
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,592.65

You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.

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

Given under my hand September 11, 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**

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

SEP 26 '25 AM 10:57



Kris Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
888-767-8683
Visit us online:
www.wvsos.com

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

Control Number: 346517

Defendant: KANAWHA COUNTY COMMISSION
PO BOX 3627
CHARLESTON, WV 25336 US

County: State of West Virginia

Civil Action: NTR197294 2024-C-001909
KANAWHA

Certified Number: 92148901125134100004314410

Service Date: 9/23/2025

I am enclosing:

1 notice to redeem

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

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

Sincerely,

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

Kris Warner
Secretary of State



March 31, 2026

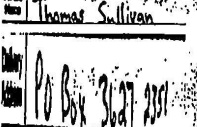
Dear 2024 C 1909 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0004 3144 10.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	September 29, 2025, 4:19 am
Location:	CHARLESTON, WV 25301
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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

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

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