

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 \$6,000.00, 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-001014	PHILLIPS RICHARD WAYNE

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

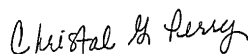
Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

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-001014	LTS 6-7 BK A CHILTON ADN	Elk District

The undersigned hereby declares that the consideration paid for the conveyance is \$6,000.00.

Witness the following signature:

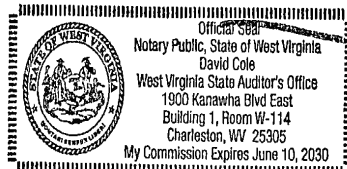


Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

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 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 in Article 3, Section 59 of the Code of West Virginia.

Kanawha County
Vera J. McCormick, Clerk
Instrument 4177642
06/02/2026 @ 03:38:49 PM
TAX DEED
Book 3574 @ Page 863
Pages Recorded 55
Recording Cost \$
Transfer Tax \$
106.00
33.00

CERTIFICATE OF CERTIFICATION NO: 2024-C- 001014

KANAWHA COUNTY 15 TIF #2/TAX DIST 15 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 15 23A 0053 0000 0000 ACCOUNT # 06314687

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2023 0000060646	PHILLIPS RICHARD WAYNE	LTS 6-7 BK A CHILTON ADN

695 VIEW DR	
ELKVIEW	WV 25071

DELINQUENT TAXES	623.60
INTEREST	37.42
PUBLICATIONS & NOTICES	125.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2024 0000060851	1290.52

TOTAL	2091.54
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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-001014

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: LTS 6-7 BK A CHILTON ADN

District: ELK

Map: 23A

Parcel: 0053 0000 0000

Taxpayer:

PHILLIPS RICHARD WAYNE
695 VIEW DR
ELKVIEW, WV 25071

Delinquent Taxes: 2023 - 60646	\$801.02
Interest on Delinquent Taxes	\$48.06
Subsequent Taxes: 2024-60851	\$1,337.17
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	\$6,000.00
Amount Due	\$2,362.10
Surplus	\$3,637.90

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: \$468.74

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-001014
County: KANAWHA COUNTY
Legal Description: LTS 6-7 BK A CHILTON ADN
Map: 23A Parcel: 0053 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
☒	☐	☒	☐	☐	☐	☐

RICHARD PHILLIPS
203 AUGUSTA PLANTATION DR UNIT N
MYRTLE BEACH, SC 29579
USA

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

RICHARD PHILLIPS
149 ECHOLS DR
RAGLAND, AL 35131
USA

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

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229
USA

REC 197264107

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
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Notice to Redeem Form

Total Cost: \$468.74

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-001014

County: KANAWHA COUNTY

Legal Description: LTS 6-7 BK A CHILTON ADN

Map: 23A Parcel: 0053 0000 0000

☒	☐	☒	☐	☐	☐	☐
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RICHARD PHILLIPS

695 VIEW DR

ELKVIEW, WV 25071-8147

USA

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

RICHARD PHILLIPS

202 S 5TH ST

INDIANA, PA 15701-3007

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
☒	☐	☒	☐	☐	☐	☐

9/15/25 10:07

WV STATE TAX DEPARTMENT

PO BOX 229

CHARLESTON, WV 25321

USA

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$468.74

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-001014

County: KANAWHA COUNTY

Legal Description: LTS 6-7 BK A CHILTON ADN

Map: 23A Parcel: 0053 0000 0000

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead.

11/16/25 10:19:02

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: PHILLIPS RICHARD WAYNE

LTS 6-7 BK A CHILTON ADN
ELK District
Kanawha County, West Virginia

Certificate No. 2024-C-001014 CIN CTS-20-2024-1014

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



905 18 75 AM 10 08

TITLE WORKSHEET



KANAWHA County - 20

Name(s) PHILLIPS RICHARD WAYNE

ELK Dist (15) Map 023A Parcel 0053 Sub 0000SPLIT0000

Description LTS 6-7 BK A CHILTON ADN

TITLE WORK CODE: CTS-20-2024-1014

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2024, 2023, 2022: PHILLIPS RICHARD WAYNE Book/Page: 3090/ 0070 Tax Class: 3

LANDBOOK 2021: CASTLE 2020 LLC Book/Page: 3069 / 0539 Tax Class: 3

LANDBOOK 2020: SECRETARY OF HOUSING AND URBAN DEVELOPMENT Book/Page: 3039/ 0240 Tax Class: 3

LANDBOOK 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009: ROLLINS KEVIN E Book/Page: 2700/ 0656 Tax Class: 2

LANDBOOK 2008: WIERSTEINER MARSHAL L & CLORINDA J REED Book/Page: 2493/ 0200 Tax Class: 2

LANDBOOK 2007, 2006: WIERSTEINER MARSHA L & CLORINDA J REED Book/Page: 2493/ 0200 Tax Class: 2

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

TRANSFERS	GRANTOR		GRANTEE
District ELK Subdivision: CHILTON ADN Lot: 6 Block: A Additional...			
02/26/2021	CASTLE 2020 LLC	DEED WITH CONSIDERATION 3090/70	PHILLIPS RICHARD W
02/23/2021	CASTLE 2020 LLC	DEED 3090/70	RICHARD WAYNE PHILLIPS
District ELK Subdivision: CHILTON ADN Lot: 6 Block: A Additional...			
07/17/2020	UNITED ST HOUSING & URBAN DEVELOPMENT	DEED 3069/539	CASTLE 2020 LLC
District ELK Subdivision: CHILTON ADN Lot: 6 Block: A Additional...			
06/11/2019	NATIONSTAR MORTGAGE LLC MR COOPER	DEED 3039/240	SECRETARY OF HOUSING AND URBAN DEVELOPMENT UNITED ST HOUSING & URBAN DEVELOPMENT
		DEED 2700/656	ROLLINS KEVIN E
District ELK Subdivision: CHILTON ADN Lot: 6 Block: A Additional...			
03/16/2000	LIVELY MICHAEL J LIVELY JAYMEE L	DEED 2493/200	WIERSTEINER MARSHAL L & CLORINDA J REED WIERSTEINER MARSHA L & CLORINDA J REED WIERSTEINER MARSHA L REED CLORINDA J

Adverse Item Table	OC/FT	DT	liens
RICHARD WAYNE PHILLIPS	DEED WITH CONSIDERATION-3090-70		STATE LAX LIEN-278-808 STATE LAX LIEN-335-227

REFERENCE ITEMS

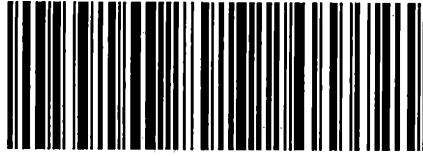
Heldas: Singularly Warranty: SW Fully signed: YES consideration: 19,500	GRantee 202 South Fifth St Indiana PA 15701	20-DEED-3090-70
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4/10/18 25 4:10:06

BIRTH-INSTRUMENT-600000009944,BIRTH-INSTRUMENT-600000161489,STATE TAX RELEASE-1286-975

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 9249 34



(2024-C-001014-KANAWHA COUNTY-WVTB LLC)
CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS
1001 VIRGINIA STREET EAST
CHARLESTON, WV 25301

{C30B95F6-1B53-467F-B3875CB5F5292DEC}[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-001014-KANAWHA COUNTY-WVTB LLC)

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

To: RICHARD PHILLIPS, RICHARD PHILLIPS, STATE OF WEST VIRGINIA, RICHARD PHILLIPS, RICHARD PHILLIPS, 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-001014-KANAWHA COUNTY- WVTB LLC)

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

DISTRICT ELK MAP 23A PARCEL 0053 0000 0000

You will take notice that WVTB LLC, the purchaser of the following real estate, **Cert No. 2024-C-001014**, located in ELK District, LTS 6-7 BK A CHILTON ADN which was returned delinquent or nonentered in the name of PHILLIPS RICHARD WAYNE, 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 - 60646 .	\$929.18
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 2024-60851 .	\$1,466.31
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.	\$1,042.18
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$3,649.02

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

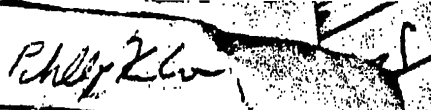


Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9177 76. Our records indicate that this item was delivered on 09/29/2025 at 06:20 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Philip Crist

Address of Recipient :

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-001014 KANAWHA

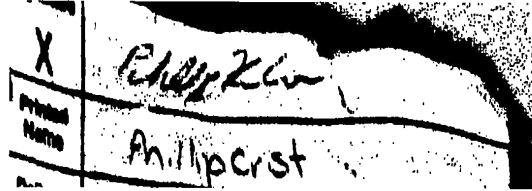


Date Produced: 10/13/2025

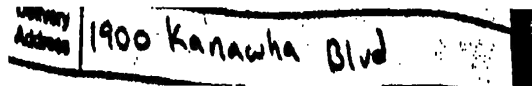
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9177 38. Our records indicate that this item was delivered on 10/08/2025 at 05:15 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-001014 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 9177 52



(2024-C-001014-KANAWHA COUNTY-WVTB LLC)

RICHARD PHILLIPS
149 ECHOLS DR
RAGLAND, AL 35131

{C30B95F6-1B53-467F-B3875CB5F5292DEC}[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-001014-KANAWHA COUNTY-WVTB LLC)

RICHARD PHILLIPS
149 ECHOLS DR
RAGLAND, AL 35131

To: RICHARD PHILLIPS, RICHARD PHILLIPS, STATE OF WEST VIRGINIA, RICHARD PHILLIPS, RICHARD PHILLIPS, 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-001014-KANAWHA COUNTY- WVTB LLC)

RICHARD PHILLIPS
149 ECHOLS DR
RAGLAND, AL 35131

DISTRICT ELK MAP 23A PARCEL 0053 0000 0000

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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



**UNITED STATES
POSTAL SERVICE**

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9177 52. Our records indicate that this item was delivered on 09/29/2025 at 09:00 a.m. in RAGLAND, AL 35131. The scanned image of the recipient information is provided below.

Signature of Recipient :

Kandis Ann

Address of Recipient :

149 ECHOLS DR

RAGLAND, AL 35131-4443

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-001014 KANAWHA



**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 9249 34. 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 :

[Handwritten signature]
[Handwritten initials]

Address of Recipient :

[Handwritten address]

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.

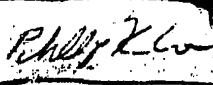
Customer Reference Number: 2024-C-001014 KANAWHA

Date Produced: 09/29/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9177 83. Our records indicate that this item was delivered on 09/22/2025 at 06:47 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
X	
Printed Name	Ph. K. Cris

Address of Recipient :

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

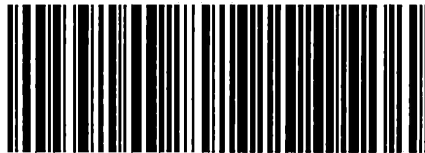
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-001014 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 9177 90



(2024-C-001014-KANAWHA COUNTY-WVTB LLC)

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

{C30B95F6-1B53-467F-B3875CB5F5292DEC}[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-001014-KANAWHA COUNTY-WVTB LLC)

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

To: RICHARD PHILLIPS, RICHARD PHILLIPS, STATE OF WEST VIRGINIA, RICHARD PHILLIPS, RICHARD PHILLIPS, 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-001014-KANAWHA COUNTY- WVTB LLC)

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

DISTRICT ELK MAP 23A PARCEL 0053 0000 0000

You will take notice that WVTB LLC, the purchaser of the following real estate, **Cert No. 2024-C-001014**, located in ELK District, LTS 6-7 BK A CHILTON ADN which was returned delinquent or nonentered in the name of PHILLIPS RICHARD WAYNE, 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 Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$3,649.02

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 9177 90. 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. Stine
DAVID W. STINE

Address of Recipient :

7940 Kentucky Drive
Florence, KY 41042

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

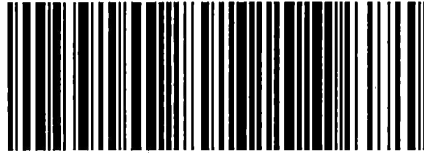
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-001014 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 9177 69



(2024-C-001014-KANAWHA COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

{C30B95F6-1B53-467F-B3875CB5F5292DEC}[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-001014-KANAWHA COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

To: RICHARD PHILLIPS, RICHARD PHILLIPS, STATE OF WEST VIRGINIA, RICHARD PHILLIPS, RICHARD PHILLIPS, 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-001014-KANAWHA COUNTY- WVTB LLC)

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

DISTRICT ELK MAP 23A PARCEL 0053 0000 0000

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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

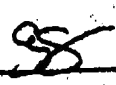
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**

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 9177 69. 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 section	
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.

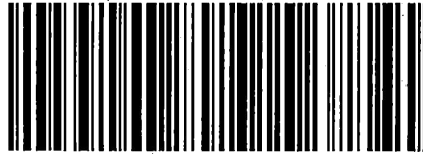
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-001014 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 9178 06



(2024-C-001014-KANAWHA COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

{C30B95F6-1B53-467F-B3875CB5F5292DEC}[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-001014-KANAWHA COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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

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



(2024-C-001014-KANAWHA COUNTY- WVTB LLC)

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PO BOX 229
CHARLESTON, WV 25321

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Christal G. Perry

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Deputy Commissioner of Delinquent and
Nonentered Lands of KANAWHA County, State of West Virginia

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UNITED STATES
POSTAL SERVICE

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TAX action	
Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

Delivery Address	WV TAX
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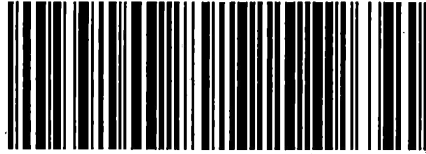
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Office County Collections Division
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 9177 76



(2024-C-001014-KANAWHA COUNTY-WVTB LLC)

RICHARD PHILLIPS
695 VIEW DR
ELKVIEW, WV 25071-8147

{C30B95F6-1B53-467F-B3875CB5F5292DEC}[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-001014-KANAWHA COUNTY-WVTB LLC)

RICHARD PHILLIPS
695 VIEW DR
ELKVIEW, WV 25071-8147

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(2024-C-001014-KANAWHA COUNTY- WVTB LLC)

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695 VIEW DR
ELKVIEW, WV 25071-8147

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CERTIFIED MAIL™

USPS CERTIFIED MAIL



(2024-C-001014-KANAWHA COUNTY-WVTB LLC)

RICHARD PHILLIPS
695 VIEW DR
ELKVIEW, WV 25071-8147

9333189874424844
5699879999

152N NTE 1 924102069/19/25
PHILLIPS RICHARD
MOVED LEFT NO ADDRESS
PLEASE RETURN TO FORWARD
MANUAL PROC REQ 0271-01692-12-19

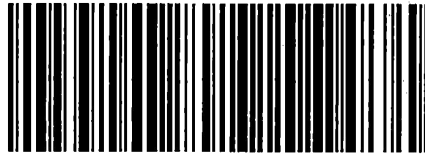


US POSTAGE IMPTNEY BOWES

 ZIP 25305 **\$ 008.86⁰**
 02 4W
 0000381984 SEP. 11. 2025

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 9177 83



(2024-C-001014-KANAWHA COUNTY-WVTB LLC)

RICHARD PHILLIPS
202 S 5TH ST
INDIANA, PA 15701-3007

{C30B95F6-1B53-467F-B3875CB5F5292DEC}[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-001014-KANAWHA COUNTY-WVTB LLC)

RICHARD PHILLIPS
202 S 5TH ST
INDIANA, PA 15701-3007

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Charleston, West Virginia 25305



(2024-C-001014-KANAWHA COUNTY- WVTB LLC)

RICHARD PHILLIPS
202 S 5TH ST
INDIANA, PA 15701-3007

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CERTIFIED MAIL™

F.I.U.

West Virginia State Auditors

Office County Collections Division

1900 Kanawha Boulevard East

Building 1 Room W-114

Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 9177 83

(2024-C-001014-KANAWHA COUNTY-WTB LLC)

RICHARD PHILLIPS

202 S 5TH ST

INDIANA, PA 15701-3007

NIXIE

152 FEB 1

0009/16/25

RETURN TO SENDER
NOT DELIVERABLE
UNABLE TO FORWARD

BC: 25305000999

*0596-02265-16-42



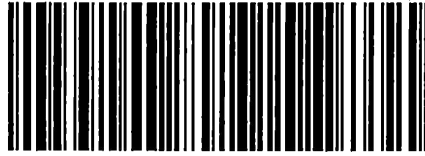
US POSTAGE[®] PFTNEY BOWES

ZIP 25305 \$ 008.86⁰
02 4W
0000381984 SEP. 11. 2025

SEP 22 25 PM 12:40

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 9177 38



(2024-C-001014-KANAWHA COUNTY-WVTB LLC)

RICHARD PHILLIPS
203 AUGUSTA PLANTATION DR UNIT N
MYRTLE BEACH, SC 29579

{C30B95F6-1B53-467F-B3875CB5F5292DEC}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
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(2024-C-001014-KANAWHA COUNTY-WVTB LLC)

RICHARD PHILLIPS
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MYRTLE BEACH, SC 29579

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MYRTLE BEACH, SC 29579

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CERTIFIED MAIL™

1204 03493862362

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 9177 38

(2024-C-001014-KANAWHA COUNTY-WVTB LLC)

RICHARD PHILLIPS

203 AUGUSTA PLANTATION DR UNIT N

MYRTLE BEACH, SC 29579

DATE: 281 FEB 1

0010/06/25

NOT DELIVERABLE TO ADDRESSEE
RETURN TO SENDER
UNABLE TO FORWARD

25305-0009

2530500099

*0272-01696-22-28



US POSTAGE PITNEY BOWES

ZIP 25305 \$ 008.86⁰
02 4W
0000381984 SEP. 11. 2025.

01375 AM 10:45

NOTICE TO REDEEM

**CERT NO. 2024-C-001014
KANAWHA COUNTY
WVTL LLC**

To: RICHARD PHILLIPS, RICHARD PHILLIPS, STATE OF WEST VIRGINIA, RICHARD PHILLIPS, RICHARD PHILLIPS, 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 ELK
MAP 23A
PARCEL 0053 0000 0000**

You will take notice that WVTL LLC, the purchaser of the following real estate, Certification No. 2024-C-001014, LOCATED IN ELK DISTRICT, LTS 6-7 BK A CHILTON ADN which was returned delinquent or nonentered in the name of PHILLIPS RICHARD WAYNE, 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. WVTL 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 2023-60646 \$929.18

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 2024-60851 \$1466.31

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 \$1042.18

Additional Statutory Fees with interest \$0.00

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$3649.02

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-359269
10-11-18-25-2025

OCT 30 '25 PM 12:51

Kan

24-C-1014

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

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: 10/11/2025

Ending On: 10/25/2025

Given under my hand this day 10/25/2025

Sworn to and subscribed before me 10/25/2025
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



OCT 30 '25 PM 12:51



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



(2024-C-001014-KANAWHA COUNTY-WVTB LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

{C30B95F6-1B53-467F-B3875CB5F5292DEC}[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-001014-KANAWHA COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

To: RICHARD PHILLIPS, RICHARD PHILLIPS, STATE OF WEST VIRGINIA, RICHARD PHILLIPS, RICHARD PHILLIPS, 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-001014-KANAWHA COUNTY- WVTB LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

DISTRICT ELK MAP 23A PARCEL 0053 0000 0000

You will take notice that WVTB LLC, the purchaser of the following real estate, **Cert No. 2024-C-001014**, located in ELK District, LTS 6-7 BK A CHILTON ADN which was returned delinquent or nonentered in the name of PHILLIPS RICHARD WAYNE, 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 - 60646 .	\$929.18
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 2024-60851 .	\$1,466.31
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.	\$1,042.18
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$3,649.02

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



March 27, 2026

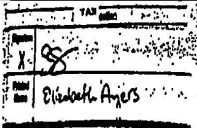
Dear 2024 C 1014 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0004 3197 43.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	October 1, 2025, 5:39 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

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



(2024-C-001014-KANAWHA COUNTY-WVTB LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

2025 SEP 29 A 10:00
STATE OF WEST VIRGINIA

SEP 30 2025 PM 1:00

{C30B95F6-1B53-467F-B3875CB5F5292DEC}[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-001014-KANAWHA COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

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SEP 30 2025 PM 1:00

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



(2024-C-001014-KANAWHA COUNTY- WVTB LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

DISTRICT ELK MAP 23A PARCEL 0053 0000 0000

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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

SEP 30 2025 PM 1:00

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: 304-558-6000
888-767-8683
Visit us online:
www.wvscs.com

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

Control Number: 346686

Defendant: STATE OF WEST VIRGINIA STATE
TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321 US

Agent: COMPLIANCE DIVISION

County: State of West Virginia

Civil Action: NTR197446 2024-C-001014
KANAWHA

Certified Number: 92148901125134100004319743

Service Date: 9/26/2025

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

HAND DELIVERED
WV STATE AUDITOR'S OFFICE

SEP 30 2025 PM 1:00