

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

This deed made this 12th day of January, 2026 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of April, in the year 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of \$3,800.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2023-C-000709	REVEAL JAMES M

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

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

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

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000709	PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON STREET	Charleston West Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$3,800.00.

Witness the following signature:

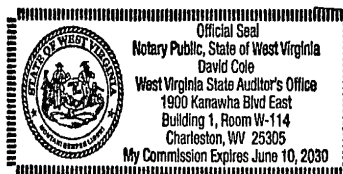
Christal G. Perry

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 12th day of January, 2026, has acknowledge the same before me in said County.

Given under my hand this 12th day of January, 2026. My commission expires June 10, 2030,



David Cole
David Cole
Notary Public

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

Kanawha County
Vera J. McCormick, Clerk
Instrument 4161352
03/02/2026 @ 08:31:28 AM
TAX DEED
Book 3364 @ Page 1
Pages Recorded 198
Recording Cost \$
Transfer Tax \$
263.00
22.00

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000709

KANAWHA

COUNTY 12 CHAS W

DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF KANAWHA
ON 10/31/2023 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 12 10 0499 0000 0000 ACCOUNT # 06562604

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000041818	REVEAL JAMES M	PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON STREET
	1432 MADISON ST CHARLESTON	WV 25312
	DELINQUENT TAXES	346.58
	INTEREST	26.00
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000041561	378.65
	TOTAL	821.23

GIVEN UNDER MY HAND THIS DATE 10/31/2023.

SHERIFF, COUNTY OF KANAWHA

SALE APPROVAL LETTER

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

Certificate of Sale Number: KANAWHA COUNTY 2023-C-000709

Memorandum of real estate sold in the county of KANAWHA on this 25th day of April, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON STREET

District: CHARLESTON WEST CORP **Map:** 10 **Parcel:** 0499 0000 0000

Taxpayer:

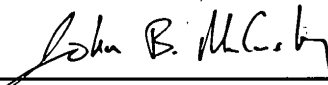
REVEAL JAMES M
1432 MADISON ST
CHARLESTON, WV 25312

Delinquent Taxes: 2022 - 41818	\$442.58
Interest on Delinquent Taxes	\$26.55
Subsequent Taxes: 2023-41561	\$397.06
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$68.21
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$3,800.00
Amount Due	\$999.95
Surplus	\$2,800.05

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954




John B. McCuskey, State Auditor

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

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$422.56

Billing Name / Organization: WVTK LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-000709

County: KANAWHA COUNTY

Legal Description: PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON STREET

Map: 10 Parcel: 0499 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
☒	☐	☐	☐	☒	☐	☐

THE SANITARTY BOARD
CITY OF CHARLESTON WEST VIRGINIA
208 26TH ST W
CHARLESTON, WV 25387-1818
USA

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

THE ESTATE OF JAMES REVEAL
1424 MADISON ST
CHARLESTON, WV 25387-2417
USA

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

THE ESTATE OF JAMES REVEAL
1432 MADISON ST
CHARLESTON, WV 25387-2417
USA

JUL 16 '24 PM3:38

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

PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ
3405 MAIN STREET PO BOX 841
WEIRTON, WV 26062
USA

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

PROGRESSIVE CLASSIC INSURANCE
PO BOX 841
WEIRTON, WV 26062-0841
USA

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

KANAWHA COUNTY CIRCUIT COURT
PO BOX 2351
CHARLESTON, WV 25328-2351
USA

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

RAINES IMPORTS
5102 MACCORKLE AVE
SOUTH CHARLESTON, WV 25309
USA

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

RAINES IMPORTS
5102 MACCORKLE AVE SW
S CHARLESTON, WV 25309-1110
USA

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

JUL 18 '24 11:38

STATE OF WEST VIRGINIA
KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165
USA

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

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC
601 VIRGINIA ST E
CHARLESTON, WV 25301
USA

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

LAWRENCE HOUGHTON
1108 DAVIS AVENUE
MORGANTOWN, WV 26505
USA

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

OCCUPANT
1424 MADISON ST
CHARLESTON, WV 25387
USA

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

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

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

JUL 18 '24 11:38

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321
USA

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

JUL 18 '24 PM 3:38

Susan (Allie) Callison, Attorney at Law
PO Box 153
Hillsboro, WV 24946
sacallisonlaw@gmail.com 304-871-7225

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

RE: REVEAL JAMES M

PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON STREET
CHARLESTON WEST CORP District
Kanawha County, West Virginia

Certificate No. 2023-C-000709 CIN CTS-20-2023-709

Dear Oak Hall,

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

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

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



JUL 18 '24 PM 3:38

James Reveal
1432 Madison St
Charleston, WVA

TITLE WORKSHEET



County - 20

Name(s) REVEAL JAMES M

CHARLESTON WEST CORP Dist (12) Map 0010 Parcel 0499 Sub 0000SPLIT0000

Description PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON STREET

TITLE WORK CODE: CTS-20-2023-709

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013: REVEAL JAMES M Book/Page: 2226/ 0581 Tax Class: 2

LANDBOOK 2021: REVEAL JAMES M Book/Page: 2226 / 0581 Tax Class: 2

LANDBOOK 2012, 2011, 2010, 2009, 2008, 2007, 2006: REVEAL JAMES M Book/Page: 2226/ 0581 Tax Class: 4

TRANSFERS

GRANTOR

GRANTEE

5/12/1989 Vanice Lee Mcniel 2226/1581 James Morris Reveal
WB 476/365 from GW St
Father Virgil M Russell

4/12/1976 Margaret Ann Fields 1789/223 Virgil M Russell
Martha Russell
Dad 3/11/80

	CC	DT	Liens	etc
James Morris Reveal	☒	(6)	(3)(3)(4)(5)	(1)

① death 8/9/2022 D 158/379 (no other info)

② lien for sewer charges 9/22/2023 J363/364

Secretary Board of the
City of Charleston WV

Estate of James Reveal
1424 Madison St
Charleston WV 25387 2417

" " 6/3/2019 DB 3038/72
1432 Madison St
Charleston WV 25312

CS-20-2023-709
J345/735

5/13/2019

③ Abstract of Judgment

Progressive Classic Insurance
c/o Steven M. Recht, Esq.

3405 Main Street / P.O. Box 841
Weirton WV 26062

Circuit Court of Kanawha Cty.

5/9/2019

J345/704

④ abstract of judgment
Raines Imports

5102 Maccorkle Ave.
South Charleston WV 25309

⑤ ~~case~~ Judgment
Mag. Ct of Kanawha Cty.

11/31/2018

J338/40

Estate of James

⑥ Lender:

Northwest Financial Industrial WV Inc.
1201 Virginia St E
Charleston WV 25301

10/02/1991 T

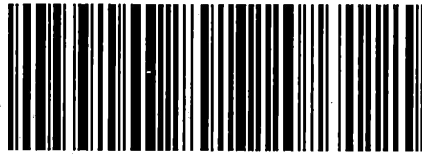
Trustee:

Lawrence Houghton
1108 Davis Avenue
Martinsburg WV 26155

JUL 18 '24 10:35

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 8771 17



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

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

{F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

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

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after December 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before November 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$553.23
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$469.88
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$216.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,080.94
Additional Statutory Fees with Interest.	\$685.08
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$3,005.13

You may redeem at any time before November 30, 2025 by paying the above total less any unearned interest.

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

Given under my hand September 2, 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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
1424 MADISON ST
CHARLESTON, WV 25387

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
1424 MADISON ST
CHARLESTON, WV 25387

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES-IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL
1424 MADISON ST
CHARLESTON, WV 25387

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024 .

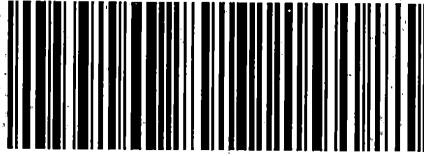
G. Russell Rollyson, Jr.

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

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2898 59



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE
PO BOX 841
WEIRTON, WV 26062-0841

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE
PO BOX 841
WEIRTON, WV 26062-0841

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL,
PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE,
KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA,
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN:
ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors,
representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders,
co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any
interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTk LLC)

PROGRESSIVE CLASSIC INSURANCE
PO BOX 841
WEIRTON, WV 26062-0841

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2898 59. Our records indicate that this item was delivered on 08/05/2024 at 11:49 a.m. in WEIRTON, WV 26062. The scanned image of the recipient information is provided below.

Signature of Recipient :

L Warrick

L Warrick

Address of Recipient :

P O Box

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 KANAWHA



Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6290 99. Our records indicate that this item was delivered on 01/30/2025 at 11:54 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annett
Jonathan Annett

Address of Recipient :

1812
Selma

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 KANAWHA COUNTY



UNITED STATES
POSTAL SERVICE

Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6276 13. Our records indicate that this item was delivered on 01/30/2025 at 11:54 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annett

Address of Recipient :

1812
Selma

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 KANAWHA COUNTY



UNITED STATES
POSTAL SERVICE.

Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6297 85. Our records indicate that this item was delivered on 01/30/2025 at 11:54 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annett
Jonathan Annett

Address of Recipient :

1812
Selma

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 KANAWHA COUNTY



Date Produced: 07/28/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7879 80. Our records indicate that this item was delivered on 07/21/2025 at 01:04 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

John L. Arnold
John L. Arnold

Address of Recipient :

18102 Seneca
- 18

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 KANAWHA COUNTY



UNITED STATES
POSTAL SERVICE

Date Produced: 09/08/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8771 17. Our records indicate that this item was delivered on 09/04/2025 at 01:00 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :


C007

Address of Recipient :

1001

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

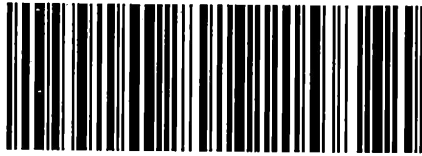
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 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 2898 66



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

KANAWHA COUNTY CIRCUIT COURT
PO BOX 2351
CHARLESTON, WV 25328-2351

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

KANAWHA COUNTY CIRCUIT COURT
PO BOX 2351
CHARLESTON, WV 25328-2351

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

KANAWHA COUNTY CIRCUIT COURT
PO BOX 2351
CHARLESTON, WV 25328-2351

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2898 66. Our records indicate that this item was delivered on 08/03/2024 at 07:27 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	X	
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.

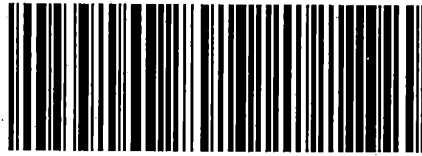
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 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 2900 53



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024.

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2900 53. Our records indicate that this item was delivered on 08/03/2024 at 09:53 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

Delivery Address	WV TAX
------------------	--------

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 KANAWHA



**UNITED STATES
POSTAL SERVICE.**

Date Produced: 02/03/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6290 13. Our records indicate that this item was delivered on 01/30/2025 at 11:54 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annett
Jonathan Annett

Address of Recipient :

1812
Selma

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

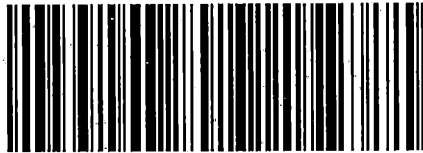
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 KANAWHA COUNTY

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2899 41



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA
KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165

F35225D1-FA40-43FB-B60E75E906883A43][NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA
KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA
KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2899 41. Our records indicate that this item was delivered on 08/05/2024 at 11:52 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Handwritten signature and the number "0007" below it.

Address of Recipient :

Handwritten address "111 Court St".

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

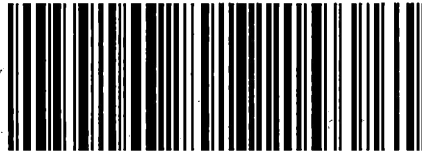
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 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 2898 73



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

RAINES IMPORTS
5102 MACCORKLE AVE
SOUTH CHARLESTON, WV 25309

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

RAINES IMPORTS
5102 MACCORKLE AVE
SOUTH CHARLESTON, WV 25309

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

RAINES IMPORTS
5102 MACCORKLE AVE
SOUTH CHARLESTON, WV 25309

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



UNITED STATES
POSTAL SERVICE

Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2898 73. Our records indicate that this item was delivered on 08/08/2024 at 01:25 p.m. in SOUTH CHARLESTON, WV 25303. The scanned image of the recipient information is provided below.

Signature of Recipient :

Kim Keiffer

Address of Recipient :

5102 MacCorkle Ave

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

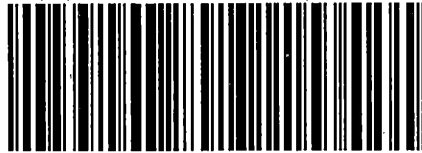
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 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 2898 80



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

RAINES IMPORTS
5102 MACCORKLE AVE SW
S CHARLESTON, WV 25309-1110

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

RAINES IMPORTS
5102 MACCORKLE AVE SW
S CHARLESTON, WV 25309-1110

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTk LLC)

RAINES IMPORTS
5102 MACCORKLE AVE SW
S CHARLESTON, WV 25309-1110

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2898 80. Our records indicate that this item was delivered on 08/08/2024 at 01:25 p.m. in SOUTH CHARLESTON, WV 25303. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Kim Kelfer".

Kim Kelfer

Address of Recipient :

5102 MacCorkle Ave

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

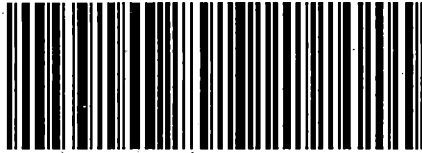
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 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 2900 46



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

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

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

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

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2900 46. Our records indicate that this item was delivered on 08/05/2024 at 12:36 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Stine
DAVID W STINE

Address of Recipient :

7940 Kentucky Drive
Florence, KY 41042

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

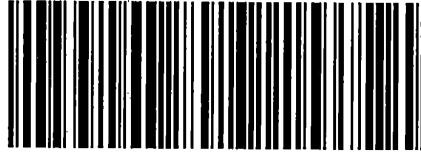
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000709 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 2898 11



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ
3405 MAIN STREET PO BOX 841
WEIRTON, WV 26062

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ
3405 MAIN STREET PO BOX 841
WEIRTON, WV 26062

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL,
PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE,
KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA,
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN:
ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors,
representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders,
co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any
interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ
3405 MAIN STREET PO BOX 841
WEIRTON, WV 26062

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2898 11. Our records indicate that this item was delivered on 08/05/2024 at 11:49 a.m. in WEIRTON, WV 26062. The scanned image of the recipient information is provided below.

Signature of Recipient :

L Warrick

L Warrick

Address of Recipient :

P O Box

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

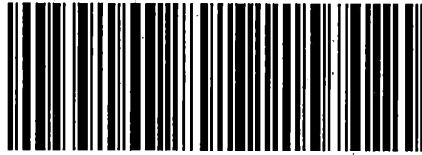
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000709 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 2897 81



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE SANITARY BOARD
CITY OF CHARLESTON WEST VIRGINIA
208 26TH ST W
CHARLESTON, WV 25387-1818

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE SANITARTY BOARD
CITY OF CHARLESTON WEST VIRGINIA
208 26TH ST W
CHARLESTON, WV 25387-1818

To: THE SANITARTY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE SANITARY BOARD
CITY OF CHARLESTON WEST VIRGINIA
208 26TH ST W
CHARLESTON, WV 25387-1818

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2897 81. Our records indicate that this item was delivered on 08/05/2024 at 10:13 a.m. in CHARLESTON, WV 25387. The scanned image of the recipient information is provided below.

Signature of Recipient :

Cindi Means
Cindi Means

Address of Recipient :

208 26th St

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

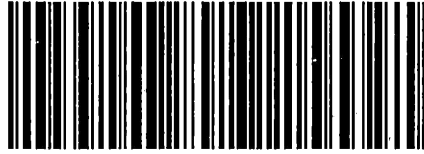
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000709 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 2897 98



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF JAMES REVEAL
1424 MADISON ST
CHARLESTON, WV 25387-2417

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF JAMES REVEAL
1424 MADISON ST
CHARLESTON, WV 25387-2417

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF JAMES REVEAL
1424 MADISON ST
CHARLESTON, WV 25387-2417

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

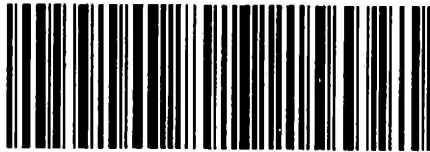
G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of KANAWHA County, State of West Virginia

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

CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2897 98

(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF JAMES REVEAL
1424 MADISON ST
CHARLESTON, WV 25387-2417



US POSTAGE™ PITNEY BOWES



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0000381984 AUG. 01. 2024

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AUG 13 '24 11:06

-R-T-S- 25387-RFS-1N *94 08/05/24

RETURN TO SENDER.

NIXIE 430 DE 1 0008/09/24

RETURN TO SENDER

VACANT

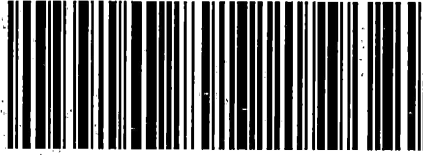
UNABLE TO FORWARD

BC: 25385902139 *0171-12749-01-43

253872417 0

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 2899 65



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

LAWRENCE HOUGHTON
1108 DAVIS AVENUE
MORGANTOWN, WV 26505

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

LAWRENCE HOUGHTON
1108 DAVIS AVENUE
MORGANTOWN, WV 26505

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL,
PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE,
KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA,
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN:
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

LAWRENCE HOUGHTON
1108 DAVIS AVENUE
MORGANTOWN, WV 26505

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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G. Russell Rollyson, Jr.

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

**Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
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Building 1, Room W-114
Charleston, West Virginia 25305
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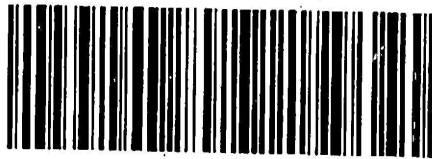
CERTIFIED MAIL™

PITTSBURGH PA 150

AUG 12 2024 PM 1 L

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 2899 65

(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

LAWRENCE HOUGHTON
1108 DAVIS AVENUE
MORGANTOWN, WV 26505



US POSTAGE™ PTNEY BOWES



ZIP 25305 \$008.16⁰
02 4W
00003B1984 AUG. 01. 2024

AUG 12 '24 AM 11:17

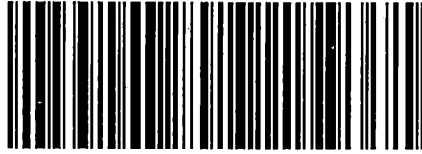
R-T-S- 20305-RFS-TN *94 08/05/24

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
RETURN TO SENDER



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 2899 72



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

OCCUPANT
1424 MADISON ST
CHARLESTON, WV 25387

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

OCCUPANT
1424 MADISON ST
CHARLESTON, WV 25387

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

OCCUPANT
1424 MADISON ST
CHARLESTON, WV 25387

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

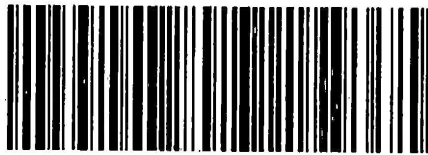
G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of KANAWHA County, State of West Virginia

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

CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2899 72

(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

OCCUPANT
1424 MADISON ST
CHARLESTON, WV 25387

-R-T-S- 25387

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RETURN TO SENDER

VACANT

UNABLE TO FORWARD

BC: 253050000000

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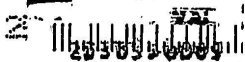
US POSTAGE[®] PITNEY BOWES



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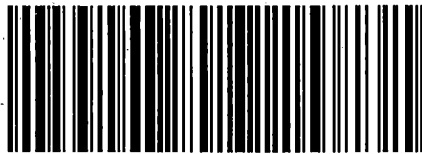
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West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2898 04



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF JAMES REVEAL
1432 MADISON ST
CHARLESTON, WV 25387-2417

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF JAMES REVEAL
1432 MADISON ST
CHARLESTON, WV 25387-2417

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF JAMES REVEAL
1432 MADISON ST
CHARLESTON, WV 25387-2417

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

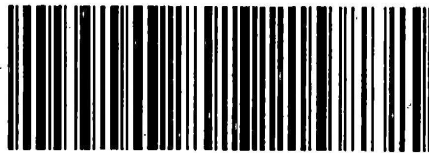
G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of KANAWHA County, State of West Virginia

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2898 04

(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF JAMES REVEAL
1432 MADISON ST
CHARLESTON, WV 25387-2417

-R-T-S- 25387-RFS-1N *94 08/05/24

RETURN TO SENDER
VACANT

NIXIE 430 DE 1 0008/09/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 253850000000 *0171-12739-01-43

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0000381984 AUG. 01. 2024

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Date Produced: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2897 98. Our records indicate that this item was delivered on 08/13/2024 at 05:32 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

X	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000709 KANAWHA



Date Produced: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2898 04. Our records indicate that this item was delivered on 08/13/2024 at 05:35 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

X	
Printed Name	Phillip Crist

Address of Recipient :

Delivery address	1900 Kanawha Blvd
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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: 2023-C-000709 KANAWHA



Date Produced: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2899 65. Our records indicate that this item was delivered on 08/12/2024 at 06:38 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

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

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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United States Postal Service

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Customer Reference Number: 2023-C-000709 KANAWHA



Date Produced: 08/19/2024

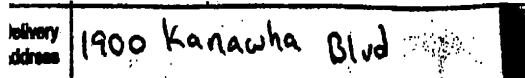
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2899 72. Our records indicate that this item was delivered on 08/13/2024 at 05:35 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000709 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 2899 58



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC
601 VIRGINIA ST E
CHARLESTON, WV 25301

[F35225D1-FA40-43FB-B60E75E906883A43][NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC
601 VIRGINIA ST E
CHARLESTON, WV 25301

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC
601 VIRGINIA ST E
CHARLESTON, WV 25301

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 08/19/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2899 58. Our records indicate that this item was delivered on 08/16/2024 at 06:25 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	X <i>Nick R...</i>
Printed Name	Nick R...

Address of Recipient :

Delivery Address	350 Capital
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

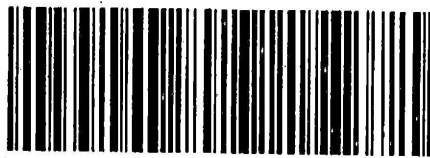
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000709 KANAWHA

CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2899 58

(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC
601 VIRGINIA ST E
CHARLESTON, WV 25301

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RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

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US POSTAGE PITNEY BOWES



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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC - SECRETARY OF STATE
601 VIRGINIA ST E
CHARLESTON, WV 25301

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC - SECRETARY OF STATE
601 VIRGINIA ST E
CHARLESTON, WV 25301

To: THE SANITARTY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL,
PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE,
KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA,
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN:
ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors,
representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders,
co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC - SECRETARY OF STATE
601 VIRGINIA ST E
CHARLESTON, WV 25301

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

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NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC - SECRETARY OF STATE
601 VIRGINIA ST E
CHARLESTON, WV 25301

ACCEPTED FOR
SERVICE PROCESS
2024 AUG 22 A 11:01
SECRETARY OF STATE
STATE OF WEST VIRGINIA

35225D1-FA40-43FB-B60E75E906883A43][NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

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Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.0
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.7
Additional taxes with interest.	\$0.0
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.9
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.4
Additional Statutory Fees with Interest.	\$0.0
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.6

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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Deputy Commissioner of Delinquent and
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

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FAQs >

23-C-709
Kanaoka

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Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

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USPS Tracking Plus®

Moving Through Network

● In Transit to Next Facility, Arriving Late

September 8, 2024

● Arrived at USPS Regional Facility

CHARLESTON WV PROCESSING CENTER

September 4, 2024, 2:23 pm

● See All Tracking History

Feedback

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

Text & Email Updates



Return Receipt Electronic

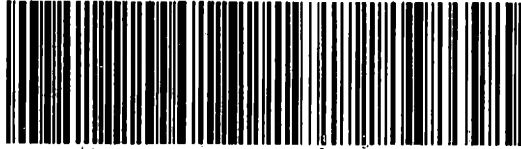


USPS Tracking Plus®



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

USPS CERTIFIED MAIL™



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NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA
INC
601 VIRGINIA ST E
CHARLESTON , WV 25301



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

SEP 11 '24 AM 11:15

Control Number: 327751

Defendant: NORTHWEST FINANCIAL
INDUSTRIAL WEST VIRGINIA INC
601 VIRGINIA ST E
CHARLESTON , WV 25301 US

County: State of West Virginia

Civil Action: NTR188846 2023-C-000709
KANAWHA

Certified Number: 92148901125134100003990370

Service Date: 8/22/2024

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 the name and on behalf of your unauthorized foreign corporation.

*Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in the name and on behalf of your unauthorized foreign corporation 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,

Mac Warner
Secretary of State



ZIP 25311 \$1
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0000377388 AL

WSN

NIXIE 400 4E 1 0209/02/24
NOT DELIVERABLE AS ADDRESSED
RETURN TO SENDER
UNABLE TO FORWARD

SEP 11 '24 PM 11:15

BUSINESS & LICENSING

1610 - 00

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1432 MADISON ST
CHARLESTON, WV 25387-2417

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1432 MADISON ST
CHARLESTON, WV 25387-2417

To: THE SANITARTY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1432 MADISON ST
CHARLESTON, WV 25387-2417

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1432 MADISON ST
CHARLESTON, WV 25387-2417

ACCEPTED FOR
RECORDING
2024 AUG 21 A 11:01
SECRETARY OF STATE
OFFICE OF WEST VIRGINIA

35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1432 MADISON ST
CHARLESTON, WV 25387-2417

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1432 MADISON ST
CHARLESTON, WV 25387-2417

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.71
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.91
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.41
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.61

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

Given under my hand August 1, 2024

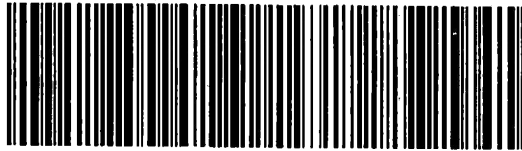
G. Russell Rollyson, Jr.

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

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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

USPS CERTIFIED MAIL™



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THE ESTATE OF JAMES REVEAL
1432 MADISON ST
CHARLESTON, WV 25387



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

Control Number: 327710

Defendant: THE ESTATE OF JAMES REVEAL
1432 MADISON ST
CHARLESTON, WV 25387 US

County: State of West Virginia

Civil Action: NTR188813 2023-C-000709
KANAWHA

Certified Number: 92148901125134100003990097

Service Date: 8/21/2024

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.

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Sincerely,

Mac Warner

Mac Warner
Secretary of State



ZIP 25311 \$ 009
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0000377388 AUG. 22

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RTS 25307 KFS TN *92 08721124

RETURN TO SENDER
VACANT
UNABLE TO FORWARD
RETURN TO SENDER



OCT 4 '24 AM 11:23

BUSINESS & LICENSING

1610 - 00

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1424 MADISON ST
CHARLESTON, WV 25387-2417

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1424 MADISON ST
CHARLESTON, WV 25387-2417

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1424 MADISON ST
CHARLESTON, WV 25387-2417

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1424 MADISON ST
CHARLESTON, WV 25387-2417

ACCEPTED FOR
SERVICE PROCESS
2024 AUG 21 A 11:01
SECRETARY OF STATE
STATE OF WEST VIRGINIA

35225D1-FA40-43FB-B60E75E906883A43][NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1424 MADISON ST
CHARLESTON, WV 25387-2417

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1424 MADISON ST
CHARLESTON, WV 25387-2417

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

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Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.74
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.94
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.40
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

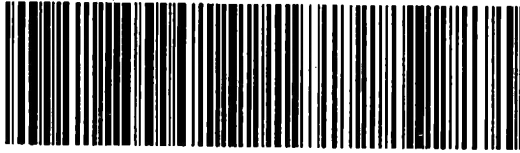
G. Russell Rollyson, Jr.

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

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

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

USPS CERTIFIED MAIL™



9214 8901 1251 3410 0003 9901 03

THE ESTATE OF JAMES REVEAL
1424 MADISON ST
CHARLESTON, WV 25387



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

Control Number: 327711

Defendant: THE ESTATE OF JAMES REVEAL
1424 MADISON ST
CHARLESTON, WV 25387 US

County: State of West Virginia

Civil Action: NTR188813 2023-C-000709
KANAWHA

Certified Number: 92148901125134100003990103

Service Date: 8/21/2024

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,

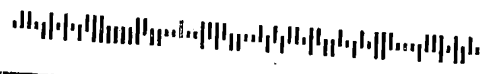
Mac Warner

Mac Warner
Secretary of State



ZIP 25311 \$ 009.
02 4W
0000377388 AUG. 22

OFFI900 253055002-1N 09/17/24



RETURN TO SENDER
VACANT
UNABLE TO FORWARD
RETURN TO SENDER



OCT 4 24 AM 11:28

BUSINESS & LICENSING

1610-00

NOTICE TO REDEEM

**CERT NO. 2023-C-000709
KANAWHA COUNTY
WVTK LLC**

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

**DISTRICT CHARLESTON WEST CORP
MAP 10
PARCEL 0499 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, Certification No. 2023-C-000709, LOCATED IN CHARLESTON WEST CORP DISTRICT, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of Kanawha County at the sale for the delinquent taxes on APRIL 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after DECEMBER 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before NOVEMBER 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022-41818 \$553.23

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

Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 \$469.88

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$216.00

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$1080.94

Additional Statutory Fees with Interest \$685.08

Total amount due and payable to WV State Auditor-cashier check, money order, certified or personal check \$3005.13

You may redeem at anytime before NOVEMBER 30, 2025 by paying the above total less any unearned interest.

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

Given under my hand SEPTEMBER 2, 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-346696
09-16.23.30/2025

09/25/2025 11:24

Ad Number 346696

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

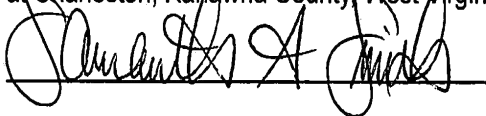
as aforesaid was \$ 304.40

Commencing On: 09/16/2025

Ending On: 09/30/2025

Given under my hand this day 09/30/2025

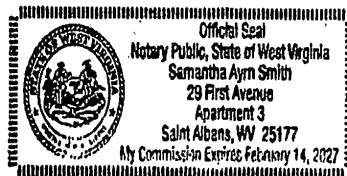
Sworn to and subscribed before me 09/30/2025
at Charleston, Kanawha County, West Virginia



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

MY COMMISSION EXPIRES: 2/14/2027





OCT 3 '25 AM 11:24



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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ - SECRETARY OF
STATE

3405 MAIN STREET PO BOX 841
WEIRTON, WV 26062

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ - SECRETARY OF
STATE
3405 MAIN STREET PO BOX 841
WEIRTON, WV 26062

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL,
PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE,
KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA,
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN:
ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors,
representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders,
co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any
interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

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STATE
3405 MAIN STREET PO BOX 841
WEIRTON, WV 26062

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ - SECRETARY OF
STATE
3405 MAIN STREET PO BOX 841
WEIRTON, WV 26062

ACCEPTED FOR
FILING
2024 AUG 19 A 11:01
SECRETARY OF STATE
STATE OF WEST VIRGINIA

35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ - SECRETARY OF
STATE
3405 MAIN STREET PO BOX 841
WEIRTON, WV 26062

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL,
PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE,
KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA,
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN:
ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors,
representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders,
co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any
interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ - SECRETARY OF
STATE
3405 MAIN STREET PO BOX 841
WEIRTON, WV 26062

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST, which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.0
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Additional taxes with interest.	\$0.0
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.9
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.4
Additional Statutory Fees with Interest.	\$0.0
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.6

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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Building 1 Suite 157-K
1900 Kanawha Blvd E.
Charleston, WV 25305



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

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

Control Number: 327655

Defendant: PROGRESSIVE CLASSIC
INSURANCE COMPANY
5098 WEST WASHINGTON STREET
SUITE 407
CHARLESTON, WV 25313 US

Agent: C. T. Corporation System

County: State of West Virginia

Civil Action: NTR188758 2023-C-000709
KANAWHA

Certified Number: 92148901125134100003987646

Service Date: 8/19/2024

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 the name and on behalf of your corporation.

Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in the name and on behalf of your corporation 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,

Mac Warner

Mac Warner
Secretary of State

AUG 22 '24 AM 11:29



January 27, 2025

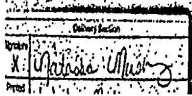
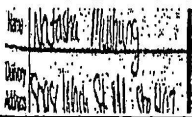
Dear 2023 C 709 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0003 9876 46.

Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	August 26, 2024, 8:00 am
Location:	CHARLESTON, WV 25313
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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC - SECRETARY OF STATE
601 VIRGINIA ST E
CHARLESTON, WV 25301

ACCEPTED FOR
SERVICE OF PROCESS
2024 AUG 22 A 11:01
SECRETARY OF STATE
STATE OF WEST VIRGINIA

ACCEPTED FOR
SERVICE OF PROCESS
2024 AUG 22 A 11:01
SECRETARY OF STATE
STATE OF WEST VIRGINIA

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC - SECRETARY OF STATE
601 VIRGINIA ST E
CHARLESTON, WV 25301

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL,
PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE,
KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA,
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN:
ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors,
representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders,
co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any
interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTk LLC)

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC - SECRETARY OF STATE
601 VIRGINIA ST E
CHARLESTON, WV 25301

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTk LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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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



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

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

Control Number: 327751

Defendant: NORTHWEST FINANCIAL
INDUSTRIAL WEST VIRGINIA INC
601 VIRGINIA ST E
CHARLESTON , WV 25301 US

County: State of West Virginia

Civil Action: NTR188846 2023-C-000709
KANAWHA

Certified Number: 92148901125134100003990370

Service Date: 8/22/2024

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 the name and on behalf of your unauthorized foreign corporation.

Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in the name and on behalf of your unauthorized foreign corporation 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 cursive script that reads "Mac Warner".

Mac Warner
Secretary of State

AUG 26 '24 AM 10:53

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1432 MADISON ST
CHARLESTON, WV 25387-2417

ACCEPTED FOR
SERVICE OF PROCESS
2024 AUG 21 A 11:01
SECRETARY OF STATE
STATE OF WEST VIRGINIA

35225D1-FA40-43FB-B60E75E906883A43][NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1432 MADISON ST
CHARLESTON, WV 25387-2417

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1432 MADISON ST
CHARLESTON, WV 25387-2417

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK-C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

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

AUG 23 '24 AM 10:44

Control Number: 327710

Defendant: THE ESTATE OF JAMES REVEAL
1432 MADISON ST
CHARLESTON, WV 25387 US

County: State of West Virginia

Civil Action: NTR188813 2023-C-000709
KANAWHA

Certified Number: 92148901125134100003990097

Service Date: 8/21/2024

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 cursive script that reads "Mac Warner".

Mac Warner
Secretary of State

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1424 MADISON ST
CHARLESTON, WV 25387-2417

ACCEPTED FOR
RECORD OF PROCESS
2024 AUG 21 A 11:02
SECRETARY OF STATE
STATE OF WEST VIRGINIA

35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1424 MADISON ST
CHARLESTON, WV 25387-2417

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF JAMES REVEAL - SECRETARY OF STATE
1424 MADISON ST
CHARLESTON, WV 25387-2417

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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Deputy Commissioner of Delinquent and
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Secretary of State
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Visit us online:
www.wvsos.com

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

AUG 23 '24 PM 10:44

Control Number: 327711

Defendant: THE ESTATE OF JAMES REVEAL
1424 MADISON ST
CHARLESTON, WV 25387 US

County: State of West Virginia

Civil Action: NTR188813 2023-C-000709
KANAWHA

Certified Number: 92148901125134100003990103

Service Date: 8/21/2024

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1 notice to redeem

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Sincerely,

Mac Warner

Mac Warner
Secretary of State

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
KANAWHA COUNTY CIRCUIT COURT - SECRETARY OF STATE
PO BOX 2351
CHARLESTON, WV 25328-2351

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

KANAWHA COUNTY CIRCUIT COURT - SECRETARY OF STATE
PO BOX 2351
CHARLESTON, WV 25328-2351

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

KANAWHA COUNTY CIRCUIT COURT - SECRETARY OF STATE
PO BOX 2351
CHARLESTON, WV 25328-2351

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

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Deputy Commissioner of Delinquent and
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Office County Collections Division
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Charleston, West Virginia 25305



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
KANAWHA COUNTY CIRCUIT COURT - SECRETARY OF STATE
PO BOX 2351
CHARLESTON, WV 25328-2351

ACCEPTED FOR
SERVICE OF PROCESS
2024 AUG 28 A 11:50
SECRETARY OF STATE
STATE OF WEST VIRGINIA

24 SEP 2024 2:50

=35225D1-FA40-43FB-B60E75E906883A43][NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

KANAWHA COUNTY CIRCUIT COURT - SECRETARY OF STATE
PO BOX 2351
CHARLESTON, WV 25328-2351

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

24 SEP 2024 2:50

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

KANAWHA COUNTY CIRCUIT COURT - SECRETARY OF STATE
PO BOX 2351
CHARLESTON, WV 25328-2351

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.51
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.71
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.91
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.41
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.61

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

Given under my hand August 1, 2024

24 SEP 2024 2:50

G. Russell Rollyson, Jr.

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

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

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



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

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

Control Number: 327976

Defendant: KANAWHA COUNTY CIRCUIT
COURT
PO BOX 2351
CHARLESTON, WV 25328 US

County: State of West Virginia

Civil Action: NTR188975 2023-C-000709
KANAWHA

Certified Number: 92148901125134100003992619

Service Date: 8/28/2024

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,

24 SEP 3 14:50

Mac Warner

Mac Warner
Secretary of State



January 27, 2025

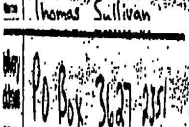
Dear 2023 C 709 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0003 9926 19.

Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	August 31, 2024, 10:16 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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
THE SANITARY BOARD - SECRETARY OF STATE
CITY OF CHARLESTON WEST VIRGINIA
208 26TH ST W
CHARLESTON, WV 25387-1818

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE SANITARY BOARD - SECRETARY OF STATE
CITY OF CHARLESTON WEST VIRGINIA
208 26TH ST W
CHARLESTON, WV 25387-1818

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE SANITARY BOARD - SECRETARY OF STATE
CITY OF CHARLESTON WEST VIRGINIA
208 26TH ST W
CHARLESTON, WV 25387-1818

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
THE SANITARY BOARD - SECRETARY OF STATE
CITY OF CHARLESTON WEST VIRGINIA
208 26TH ST W
CHARLESTON, WV 25387-1818

ACCEPTED FOR
SERVICE PROCESS
2024 AUG 15 A 11:01
SECRETARY OF STATE
STATE OF WEST VIRGINIA

35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE SANITARY BOARD - SECRETARY OF STATE
CITY OF CHARLESTON WEST VIRGINIA
208 26TH ST W
CHARLESTON, WV 25387-1818

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL,
PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE,
KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA,
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN:
ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors,
representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders,
co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any
interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE SANITARY BOARD - SECRETARY OF STATE
CITY OF CHARLESTON WEST VIRGINIA
208 26TH ST W
CHARLESTON, WV 25387-1818

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, Cert No. 2023-C-000709, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.77
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.91
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.41
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.63

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

Office of the Secretary of State
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1900 Kanawha Blvd E.
Charleston, WV 25305



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

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

Control Number: 327606

Defendant: THE SANITARY BOARD CITY OF
CHARLESTON WEST VIRGINIA
208 26TH STREET
CHARLESTON, WV 25387 US

County: State of West Virginia

Civil Action: NTR188712 2023-C-000709
KANAWHA

Certified Number: 92148901125134100003987103

Service Date: 8/15/2024

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 cursive script that reads "Mac Warner".

Mac Warner
Secretary of State

REC-22-24-11-28



January 27, 2025

Dear 2023 C 709 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 0003 9871 03.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 19, 2024, 11:04 am
Location:	CHARLESTON, WV 25387
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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
PROGRESSIVE CLASSIC INSURANCE - SECRETARY OF STATE
PO BOX 841
WEIRTON, WV 26062-0841

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE - SECRETARY OF STATE
PO BOX 841
WEIRTON, WV 26062-0841

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE - SECRETARY OF STATE
PO BOX 841
WEIRTON, WV 26062-0841

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

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Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.72
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.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
PROGRESSIVE CLASSIC INSURANCE - SECRETARY OF STATE
PO BOX 841
WEIRTON, WV 26062-0841

ACCEPTED FOR
RECORD PROCESS
2024 AUG 19 A 11:01
SECRETARY OF STATE
STATE OF WEST VIRGINIA

F35225D1-FA40-43FB-B60E75E906883A43][NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE - SECRETARY OF STATE
PO BOX 841
WEIRTON, WV 26062-0841

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL,
PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE,
KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA,
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN:
ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors,
representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders,
co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any
interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

PROGRESSIVE CLASSIC INSURANCE - SECRETARY OF STATE
PO BOX 841
WEIRTON, WV 26062-0841

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTk LLC, the purchaser of the following real estate, Cert No. 2023-C-000709, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.5
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.0
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.7
Additional taxes with interest.	\$0.0
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.9
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.4
Additional Statutory Fees with Interest.	\$0.0
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.6

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

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

Control Number: 327654

Defendant: PROGRESSIVE CLASSIC
INSURANCE COMPANY
5098 WEST WASHINGTON STREET
SUITE 407
CHARLESTON, WV 25313 US

Agent: C. T. Corporation System

County: State of West Virginia

Civil Action: NTR188757 2023-C-000709
KANAWHA

Certified Number: 92148901125134100003987639

Service Date: 8/19/2024

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 the name and on behalf of your authorized insurance company.

*Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in the name and on behalf of your authorized insurance company 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,

Mac Warner

Mac Warner
Secretary of State

AUG 22 '24 11:29



January 27, 2025

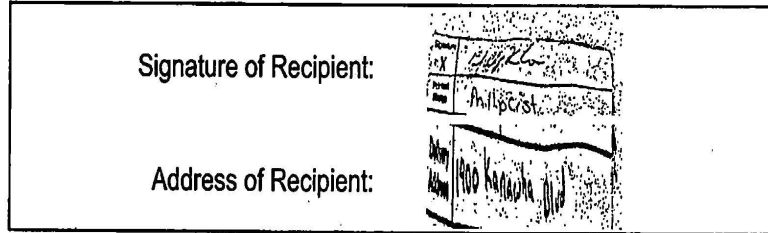
Dear 2023 C 709 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0003 9876 39.

Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	August 26, 2024, 6:15 am
Location:	CHARLESTON, WV 25301
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Recipient Signature



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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165

F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.54
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.46
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.67

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165

RECEIVED FOR
SERVICES - PROCESS
2024 SEP - 9 A 11:50
SECRETARY OF STATE
STATE OF WEST VIRGINIA

35225D1-FA40-43FB-B60E75E906883A43][NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
KANAWHA COUNTY MAGISTRATE COURT
111 COURT ST
CHARLESTON, WV 25301-2165

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000709**, located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$504.5
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.0
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$427.7
Additional taxes with interest.	\$0.0
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.9
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$979.4
Additional Statutory Fees with Interest.	\$0.0
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,121.6

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

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

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

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

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



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

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

SEP 10 10:46 AM '24

SEP 10 10:46 AM '24

Control Number: 328338

Defendant: STATE OF WEST VIRGINIA
111 COURT ST
CHARLESTON, WV 25301 US

Agent: KANAWHA COUNTY MAGISTRATE
COURT

County: State of West Virginia

Civil Action: NTR189237 2023-C-000709
KANAWHA

Certified Number: 92148901125134100003996426

Service Date: 9/9/2024

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 cursive script that reads "Mac Warner".

Mac Warner
Secretary of State



January 27, 2025

Dear 2023 C 709 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 0003 9964 26.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	September 13, 2024, 11:30 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:	

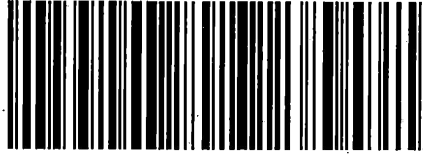
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7879 80



(2023-C-000709 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

F35225D1-FA40-43FB-B60E75E906883A43}[RETURN MAIL LETTER]

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



State of West Virginia

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

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000709
LAWRENCE HOUGHTON
1108 DAVIS AVENUE
MORGANTOWN, WV 26505

Dear Purchaser:

As a purchaser of a tax lien at the Auditor's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable, refused, or non-served, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

Accordingly, if a notice to redeem is returned as unclaimed, undeliverable, refused, or non-served, you will be requested to provide the West Virginia State Auditor's Office with sufficient information to execute personal service as well as a sum sufficient to cover the costs of preparing and servicing the notice requirement. In the event that step is required to secure a deed, upon notification of the additional requirement, you are requested to provide the address and necessary estimated funds.

The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, refused, or non-served.

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$320.86**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

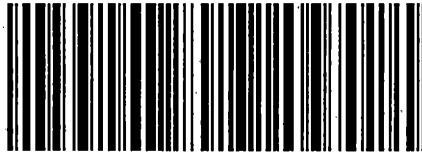
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

Personal Service ☐

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6297 85



(2023-C-000709 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

F35225D1-FA40-43FB-B60E75E906883A43}[RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
01/28/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000709
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC
601 VIRGINIA ST E
CHARLESTON, WV 25301

Dear Purchaser:

As a purchaser of a tax lien at the Auditor's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable, refused, or non-served, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

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The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, refused, or non-served.

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of \$135.16 This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

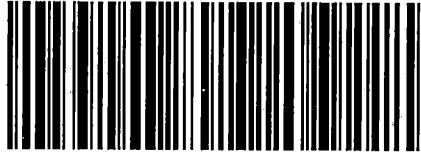
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

Personal Service ☐

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used for supplemental personal process only.**

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6290 13



(2023-C-000709 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

F35225D1-FA40-43FB-B60E75E906883A43}[RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands

01/28/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000709
THE ESTATE OF JAMES REVEAL
1432 MADISON ST
CHARLESTON, WV 25387-2417

Dear Purchaser:

As a purchaser of a tax lien at the Auditor's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable, refused, or non-served, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

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The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, refused, or non-served.

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$20.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

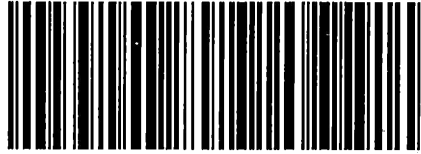
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PO Box by Personal Service****

Personal Service ☐

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used for supplemental personal process only.**

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6290 99



(2023-C-000709 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

F35225D1-FA40-43FB-B60E75E906883A43}[RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
01/28/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000709
THE ESTATE OF JAMES REVEAL
1424 MADISON ST
CHARLESTON, WV 25387-2417

Dear Purchaser:

As a purchaser of a tax lien at the Auditor's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable, refused, or non-served, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

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The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, refused, or non-served.

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of ***seventeen (17) days*** from the receipt of this letter the additional address and an additional estimated cost of **\$20.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

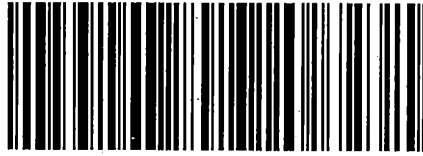
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Personal Service ☐

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used for supplemental personal process only.**

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 6276 13



(2023-C-000709 - KANAWHA COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

F35225D1-FA40-43FB-B60E75E906883A43}[RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands

01/28/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2023-C-000709
LAWRENCE HOUGHTON
1108 DAVIS AVENUE
MORGANTOWN, WV 26505

Dear Purchaser:

As a purchaser of a tax lien at the Auditor's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable, refused, or non-served, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

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The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, refused, or non-served.

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service ☐

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

Supplemental Notice to Redeem Form

Total Cost: \$189.48

Billing Name / Organization: WVTK LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-000709

County: KANAWHA

Legal Description: PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON STREET

Map: 10 Parcel: 0499 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
☒	☐	☐	☐	☐	☐	☐

THE ESTATE OF JAMES REVEAL
1424 MADISON ST
CHARLESTON, WV 25387
USA

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

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC
301 R.H.L. BLVD
CHARLESTON, WV 25314
USA

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

LAWRENCE HOUGHTON
1108 DAVIS AVENUE
MORGANTOWN, WV 26505
USA

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

FEB 6 '25 AM 11:05

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC - PERSONAL SERVICE
301 R.H.L. BLVD
CHARLESTON, WV 25314

{F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC - PERSONAL SERVICE
301 R.H.L. BLVD
CHARLESTON, WV 25314

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL,
PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE,
KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA,
NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN:
ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors,
representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders,
co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any
interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC - PERSONAL SERVICE
301 R.H.L. BLVD
CHARLESTON, WV 25314

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000709** , located in CHARLESTON WEST CORP District, PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON ST which was returned delinquent or nonentered in the name of REVEAL JAMES M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 41818 .	\$526.67
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-41561 .	\$446.88
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$212.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,025.59
Additional Statutory Fees with Interest.	\$310.57
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,522.41

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

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

Given under my hand March 27, 2025

Christal G. Perry

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-709

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Northwest Financial Industrial West Virginia Inc, 301 R.H.L. Blvd, Charleston, WV 25314.**

I, Samantha Bailey, being duly sworn, depose and say that on the **28th day of April, 2025 at 9:16 am, I:**

served this **CORPORATION** by delivering a true copy of the **CERTIFICATE OF SALE NOTICE**, to: **Lisa Anthony as Receptionist for Northwest Financial Industrial West Virginia Inc, at the address of: 301 R.H.L. Blvd, Charleston, WV 25314, in compliance with state statutes.**

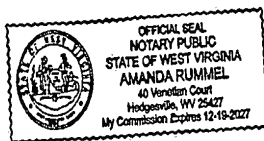
Description of Person Served: Age: 40, Sex: F, Race/Skin Color: White, Height: 5'8", Weight: 150, Hair: Black, Glasses: ?

Any and all physical description details are approximations.

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

Subscribed and Sworn to before me on the 19 day
of May by the affiant who is
personally known to me.

NOTARY PUBLIC
My Commission Expires: 12/19/27



Samantha Bailey

Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025003477

96:01W 52:52 1011



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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
LAWRENCE HOUGHTON - PERSONAL SERVICE
1108 DAVIS AVENUE
MORGANTOWN, WV 26505

{F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

LAWRENCE HOUGHTON - PERSONAL SERVICE
1108 DAVIS AVENUE
MORGANTOWN, WV 26505

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

LAWRENCE HOUGHTON - PERSONAL SERVICE
1108 DAVIS AVENUE
MORGANTOWN, WV 26505

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

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Additional taxes with interest.	\$0.00
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Additional Statutory Fees with Interest.	\$310.57
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,522.41

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

Given under my hand March 27, 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**



MONONGALIA COUNTY
TODD H. FORBES
Sheriff and Treasurer
116 WALNUT STREET
MORGANTOWN, WV 26506

2023-C-70

Kanawha

Invoice

Printed on April 1, 2025

Billed To OFFICE OF THE STATE AUDITOR, COUNTY COLLECTIONS DIVISION
STATE CAPITOL, BUILDING 1, SUITE W-114, 1900 KANAWHA BOULEVARD, EAST
CHARLESTON, WV 25305

Invoice - Invoice Terms

Reference Civil Papers C202501440; Serve On: HOUGHTON, LAWRENCE

Invoice # IN202501625

Invoice Date 4/1/25

Due Date 5/1/25

Item	Disburse To	Hold From Disb.	Amount Owed	Amount Paid
2024 Civil Service Fee		No	\$30.00	\$0.00

PS: CIVIL SERVICE

Total Owed	\$30.00
Total Paid	\$0.00
Uncollectible	\$0.00
Remaining	\$30.00

Comments

Invoice - Closing Text Block

Monongalia Co. Sheriffs Department
116 Walnut Street Morgantown WV 26505
WV 26505

STATE OF WEST VIRGINIA, COUNTY OF MONONGALIA TO-WIT: Case No. 2023-C-000709

I Executed the within Notice in my balliwick by delivering a true copy

thereof to the within name Lawrence Houghton

☐ PERSONAL SERVICE

Being unable to make Personal Service, a copy was delivered in the following manner:

- ☐ Delivered to _____ of said corporation, in person and he/she then, being a resident of said County and State.
- ☐ Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode of party named above after giving information of its purport. List name, age of recipient, and relation of recipient to party named above.

- ☐ Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above. (Other authorized recipient not found.)

☒ NOT FOUND

AS PER MECCA, THIS ADDRESS DOES NOT EXIST...

Given under my hand this 28th day of MAY, 2025

By

Ryan

Todd H. Forbes, Sheriff of Monongalia County, West Virginia

Process Server or Deputy for Todd H. Forbes, Sheriff

5-1-25, RT, comin + Flm

2023-C-000709 Houghton, Lawrence
Kanawha Co.

APR 01 2025

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
LAWRENCE HOUGHTON - PERSONAL SERVICE
1108 DAVIS AVENUE
MORGANTOWN, WV 26505

{F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

6507W 267 800

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

LAWRENCE HOUGHTON - PERSONAL SERVICE
1108 DAVIS AVENUE
MORGANTOWN, WV 26505

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)
THE ESTATE OF JAMES REVEAL - PERSONAL SERVICE
1424 MADISON ST
CHARLESTON, WV 25387

{F35225D1-FA40-43FB-B60E75E906883A43}[NTR LETTER]

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



(2023-C-000709-KANAWHA COUNTY-WVTK LLC)

THE ESTATE OF JAMES REVEAL - PERSONAL SERVICE
1424 MADISON ST
CHARLESTON, WV 25387

To: THE SANITARY BOARD, THE ESTATE OF JAMES REVEAL, THE ESTATE OF JAMES REVEAL, PROGRESSIVE CLASSIC INSURANCE C/O STEVEN RECHT, ESQ, PROGRESSIVE CLASSIC INSURANCE, KANAWHA COUNTY CIRCUIT COURT, RAINES IMPORTS, RAINES IMPORTS, STATE OF WEST VIRGINIA, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, LAWRENCE HOUGHTON, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2023-C-000709-KANAWHA COUNTY- WVTK LLC)

THE ESTATE OF JAMES REVEAL - PERSONAL SERVICE
1424 MADISON ST
CHARLESTON, WV 25387

DISTRICT CHARLESTON WEST CORP MAP 10 PARCEL 0499 0000 0000

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Given under my hand March 27, 2025

Christal G. Perry

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2023-C-709

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **The Estate of James Reveal, 1424 Madison St, Charleston, WV 25387.**

I, Samantha Bailey, being duly sworn, depose and say that on the **3rd day of May, 2025** at **8:46 am**, I:

served this **CORPORATION** by delivering a true copy of the **CERTIFICATE OF SALE NOTICE**, to: **James Reveal Jr. as Son for The Estate of James Reveal**, at the address of: **1424 Madison St, Charleston, WV 25387**, in compliance with state statutes.

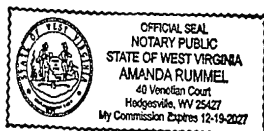
Description of Person Served: Age: 60, Sex: M, Race/Skin Color: White, Height: 5'10", Weight: 200, Hair: Brown, Glasses: ?

Any and all physical description details are approximations.

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

Subscribed and Sworn to before me on the 12 day
of May, 25 by the affiant who is
personally known to me.

Amanda Rumel
NOTARY PUBLIC
My Commission Expires: 12/19/27



Samantha Bailey
Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2025003478

2025003478



WVTK LLC
18102 Seneca Trail
Marlinton, WV 24954

Local 3043894951
Toll Free
Fax 8155502328
URL

07/20/25

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

Dear WWSAO,

Enclosed please find the following affidavit:
KANAWHA COUNTY 2023-C-709 / LAWRENCE HOUGHTON
Please publish, funds enclosed (270.16)

Thanks,

JUL 25 2025 PM 2:49

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

RE: KANAWHA COUNTY 2023-C-709

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

IN RESPONSE TO RE: LAWRENCE HOUGHTON (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for KANAWHA COUNTY 2023-C-709, delinquent in the name of REVEAL JAMES M. Described as PT LTS 55-56 BK C SILMAN & PFEIFFER ADN MADISON STREET

WVTK LLC properly prepared and submitted a list of names to be serviced by the auditors office, along with sufficient deposit of funds. The names to be served included the following: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, KANAWHA COUNTY CIRCUIT COURT, LAWRENCE HOUGHTON, NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC, OCCUPANT, PROGRESSIVE CLASSIC INSURANCE, RAINES IMPORTS, STATE OF WEST VIRGINIA, THE ESTATE OF JAMES REVEAL, THE SANITARTY BOARD, WV STATE TAX DEPARTMENT

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

THE SANITARTY BOARD
CITY OF CHARLESTON WEST VIRGINIA
208 26TH ST W
CHARLESTON, WV 25387-1818
by Certified mail, by secretary of state

THE ESTATE OF JAMES REVEAL
1424 MADISON ST
CHARLESTON, WV 25387-2417
by Certified mail, by secretary of state

THE ESTATE OF JAMES REVEAL
1432 MADISON ST
CHARLESTON, WV 25387-2417
by Certified mail, by secretary of state

PROGRESSIVE CLASSIC INSURANCE
[CO] STEVEN RECHT, ESQ
3405 MAIN STREET PO BOX 841
WEIRTON WV 26062
by Certified mail, by secretary of state

PROGRESSIVE CLASSIC INSURANCE
PO BOX 841
WEIRTON, WV 26062-0841
by Certified mail, by secretary of state

JUL 25 2025 PM 2:49

KANAWHA COUNTY CIRCUIT COURT
PO BOX 2351
CHARLESTON, WV 25328-2351
by Certified mail, by secretary of state

RAINES IMPORTS
5102 MACCORKLE AVE
SOUTH CHARLESTON WV 25309
by Certified mail

RAINES IMPORTS
5102 MACCORKLE AVE SW
S CHARLESTON, WV 25309-1110
by Certified mail

State of West Virginia
Kanawha County Magistrate Court
111 COURT ST
CHARLESTON, WV 25301-2165
by Certified mail, by secretary of state

NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC
601 VIRGINIA ST E
CHARLESTON, WV 25301
by Certified mail, by secretary of state

LAWRENCE HOUGHTON
1108 DAVIS AVENUE
MORGANTOWN WV 26505
by Certified mail

Occupant
1424 MADISON ST
Charleston, WV 25387
by Certified mail, as occupant

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

JUL 25 2025 PM 2:49

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

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

RE: THE ESTATE OF JAMES REVEAL (shown on auditors site, NTR ID 9161/2
Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon THE ESTATE OF JAMES REVEAL. These efforts included, but were not limited to

completing the following steps:

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

Review of available public records;

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

Review of West Virginia Secretary of State business data

Having completed a diligent research, WVTk LLC requested THE ESTATE OF JAMES REVEAL be served at 1424 MADISON ST , CHARLESTON, WV 25387 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: THE ESTATE OF JAMES REVEAL (shown on auditors site, NTR ID 9161/3)

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon THE ESTATE OF JAMES REVEAL. These efforts included, but were not limited to completing the following steps:

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

Review of available public records;

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

Review of West Virginia Secretary of State business data

Having completed a diligent research, WVTk LLC requested THE ESTATE OF JAMES REVEAL be served at 1424 MADISON ST , CHARLESTON, WV 25387 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC (shown on auditors site, NTR ID 9161/10)

Upon receipt of the aforesaid request WVTk LLC made efforts to determine the best address to perfect service upon NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC. These efforts included, but were not limited to completing the following steps:

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

Review of available public records;

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

Review of West Virginia Secretary of State business data

Having completed a diligent research, WVTk LLC requested NORTHWEST FINANCIAL INDUSTRIAL WEST VIRGINIA INC be served at 301 R.H.L. BLVD , CHARLESTON, WV, 25314 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: LAWRENCE HOUGHTON (shown on auditors site, NTR ID 9161/11)

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

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

Review of available public records;

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

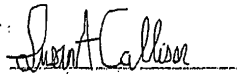
Having completed a diligent research, WVTk LLC requested LAWRENCE HOUGHTON be served at 1108 DAVIS AVENUE , MORGANTOWN WV 26505 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

The certificate remains unredeemed.

JUL 25 2025 PM 2:49

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

deposits funds sufficient for publication simultaneously herewith. WVTk LLC hereby requests the deed be issued to WVTk LLC, upon the expiration of redemption period afforded by publication.



Susan (Allie) Callison

West Virginia State Bar No: 14541

JUL 25 2025 PM2:50