

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

Boone County
Roger Toney, Clerk
Instrument 202500003001
09/12/2025 @ 10:42:05 AM
TAX DEED
Book 367 @ Page 210

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

Recording Cost \$ 84.00
Transfer Tax \$ 5.50

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 July, 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 \$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-000121	PAYNE MARY F

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 Boone, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000121	1 FEE, BIG COAL, LESS 2 PARCELS	Peytona District

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

Witness the following signature:

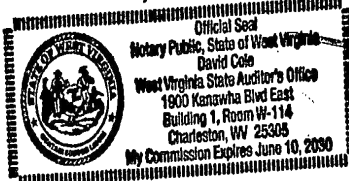
Christal G. Perry

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 8th day of September, 2025, has acknowledge they same before me in said County.

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



David Cole
David Cole
Notary Public

This instrument was prepared from a form by Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000121

BOONE COUNTY

COUNTY 04 PEYTONA

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 04 6 0006 0000 0000 ACCOUNT # 00005943

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000008280	PAYNE MARY F	1 FEE, BIG COAL, LESS 2 PARCELS
	147 BARKER CEMETERY RD ASHFORD	WV 25009

DELINQUENT TAXES	129.74
INTEREST	9.73
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2023 0000008368	151.38

TOTAL	360.85
-------	--------

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

SHERIFF, COUNTY OF BOONE COUNTY

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: BOONE COUNTY 2023-C-000121

Memorandum of real estate sold in the county of BOONE on this 30th day of July, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: 1 FEE, BIG COAL, LESS 2 PARCELS

District: PEYTONA

Map: 6

Parcel: 0006 0000 0000

Taxpayer:

PAYNE MARY F
147 BARKER CEMETERY RD
ASHFORD, WV 25009

Delinquent Taxes: 2022 - 8280	\$209.47
Interest on Delinquent Taxes	\$18.85
Subsequent Taxes: 2023-8368	\$163.44
Back Taxes:	\$0.00
Certification Fee	\$26.00
Publication Fee	\$30.60
Auditor's Fee	\$32.43
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$800.00
Amount Due	\$490.79
Surplus	\$309.21

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954



John B. McCuskey
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by November 27, 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: \$230.96

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-000121
County: BOONE COUNTY
Legal Description: 1 FEE, BIG COAL, LESS 2 PARCELS
Map: 6 Parcel: 0006 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
☒	☐	☒	☐	☐	☐	☐

MARY PAYNE OR ESTATE OR UNKNOWN HEIRS
HC 64 BOX 290
ASHFORD, WV 25009
USA

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

MARY PAYNE OR ESTATE OR UNKNOWN HEIRS
147 BARKER CEMETARY RD
ASHFORD, WV 25009-5701
USA

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

MARY PAYNE OR ESTATE OR UNKNOWN HEIRS
7665 EMMONS RD
ASHFORD, WV 25009
USA

NOV 20 '24 PM 3:31

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
☒	☐	☒	☐	☐	☐	☐

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.

NOV 20 '24 PM3:51

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: PAYNE MARY F

1 FEE, BIG COAL, LESS 2 PARCELS
PEYTONA District
Boone County, West Virginia

Certificate No. 2023-C-000121 CIN CTS-03-2023-121

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Boone 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



NOV 20 '24 PM 3:31

TITLE WORKSHEET



BOONE County - 03

Name(s) PAYNE MARY F

PEYTONA Dist (04) Map 0006 Parcel 0006 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-03-2023-121

Description 1 FEE, BIG COAL, LESS 2 PARCELS

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2024, 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012: PAYNE MARY F Book/Page: 98/ 293 Tax Class: 3
LANDBOOK 2021: PAYNE MARY F Book/Page: 98 / 293 Tax Class: 3

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

TRANSFERS	GRANTOR	GRANTEE	
10/19/2014	PAYNE MARY FRANCIS	DEATH 19/371	
Description [DEE] 1/2A BIG COAL RIVER PEYTONA DIST			
05/03/1960	GILLISPIE FRANK GILLISPIE FANNIE	DEED 98/293	PAYNE MARY F
Adverse Item Table	OC/FT	DT	liens
PAYNE MARY	DEATH-19-371 DB-98-293		

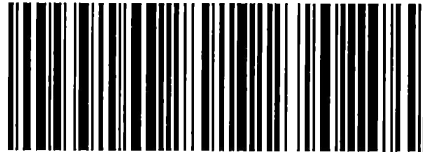
REFERENCE ITEMS

DB-348-106,DB-334-353,DB-227-22,DB-221-577,DB-96-185,DB-96-187,DB-83-289,DB-59-356,DB-54-362,DB-52-201,DB-49-29,DB-46-34,DB-40-33,DB-37-267,DB-35-558,DB-33-117,DB-33-115,DB-33-114,DB-33-112,DB-33-111,DB-33-109,DB-B-569,DB-B-541

2023-07-26 PM 3:31

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 6885 53



(2023-C-000121-BOONE COUNTY-WVTK LLC)

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

{1CA6C6D2-4A53-42D9-9299EB3D1ABB69B7}[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-000121-BOONE COUNTY-WVTK LLC)

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

To: MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, 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-000121-BOONE COUNTY- WVTK LLC)

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

DISTRICT PEYTONA MAP 6 PARCEL 0006 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000121** , located in PEYTONA District, 1 FEE, BIG COAL, LESS 2 PARCELS which was returned delinquent or nonentered in the name of PAYNE MARY F , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on July 30, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after August 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 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 - 8280 .	\$253.46
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 2023-8368 .	\$181.82
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$153.20
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$802.51
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,390.99

You may redeem at any time before July 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 February 14, 2025

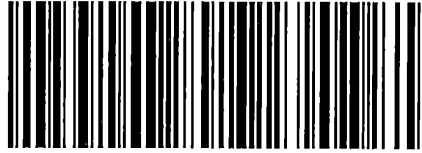
Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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 6885 60



(2023-C-000121-BOONE COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

{1CA6C6D2-4A53-42D9-9299EB3D1ABB69B7}[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-000121-BOONE COUNTY-WVTK LLC)

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PO BOX 229
CHARLESTON, WV 25321

To: MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, 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-000121-BOONE COUNTY- WVTk LLC)

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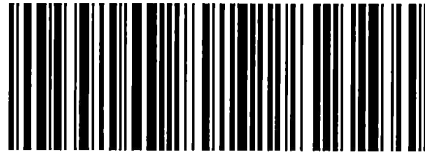
Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
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Charleston, West Virginia 25305
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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 6948 44



(2023-C-000121-BOONE COUNTY-WVTK LLC)

COAL VALLEY NEWS
347 BRALEY ROAD
HUNTINGTON, WV 25705

{1CA6C6D2-4A53-42D9-9299EB3D1ABB69B7}{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-000121-BOONE COUNTY-WVTK LLC)

COAL VALLEY NEWS
347 BRALEY ROAD
HUNTINGTON, WV 25705

To: MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, 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-000121-BOONE COUNTY- WVTK LLC)

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Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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: 02/24/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6885 60. Our records indicate that this item was delivered on 02/18/2025 at 06:34 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature	X
Printed Name	Elizabeth Ayers

Address of Recipient :

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

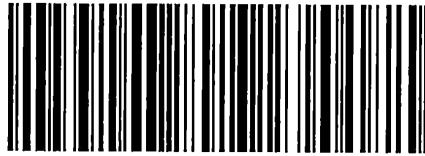
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000121 BOONE

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 6885 46



(2023-C-000121-BOONE COUNTY-WVTK LLC)
MARY PAYNE OR ESTATE OR UNKNOWN HEIRS
7665 EMMONS RD
ASHFORD, WV 25009

{1CA6C6D2-4A53-42D9-9299EB3D1ABB69B7}[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-000121-BOONE COUNTY-WVTK LLC)

MARY PAYNE OR ESTATE OR UNKNOWN HEIRS
7665 EMMONS RD
ASHFORD, WV 25009

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1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2023-C-000121-BOONE COUNTY- WVTk LLC)

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7665 EMMONS RD
ASHFORD, WV 25009

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Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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: 02/24/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6885 46. Our records indicate that this item was delivered on 02/18/2025 at 10:53 a.m. in ASHFORD, WV 25009. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "M. -".

Address of Recipient :

A handwritten address in black ink, appearing to be "12345".

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.

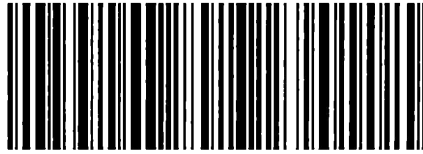
Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000121 BOONE

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 6885 22



(2023-C-000121-BOONE COUNTY-WVTK LLC)
MARY PAYNE OR ESTATE OR UNKNOWN HEIRS
HC 64 BOX 290
ASHFORD, WV 25009

{1CA6C6D2-4A53-42D9-9299EB3D1ABB69B7}[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-000121-BOONE COUNTY-WVTK LLC)

MARY PAYNE OR ESTATE OR UNKNOWN HEIRS
HC 64 BOX 290
ASHFORD, WV 25009

To: MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, 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-000121-BOONE COUNTY- WVTk LLC)

MARY PAYNE OR ESTATE OR UNKNOWN HEIRS
HC 64 BOX 290
ASHFORD, WV 25009

DISTRICT PEYTONA MAP 6 PARCEL 0006 0000 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000121 , located in PEYTONA District, 1 FEE, BIG COAL, LESS 2 PARCELS which was returned delinquent or nonentered in the name of PAYNE MARY F , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on July 30, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after August 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 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 - 8280 .	\$253.46
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 2023-8368 .	\$181.82
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$153.20
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$802.51
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,390.99

You may redeem at any time before July 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 February 14, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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: 02/24/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6885 22. Our records indicate that this item was delivered on 02/18/2025 at 10:53 a.m. in ASHFORD, WV 25009. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "M. J. Ashford", written over a horizontal line.

Address of Recipient :

A handwritten address in black ink, appearing to be "1000 Ashford Rd", written over a horizontal line.

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.

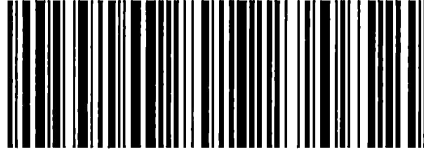
Sincerely,
United States Postal Service

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-000121 BOONE

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 6885 39



(2023-C-000121-BOONE COUNTY-WVTK LLC)
MARY PAYNE OR ESTATE OR UNKNOWN HEIRS
147 BARKER CEMETARY RD
ASHFORD, WV 25009-5701

{1CA6C6D2-4A53-42D9-9299EB3D1ABB69B7}[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-000121-BOONE COUNTY-WVTK LLC)

MARY PAYNE OR ESTATE OR UNKNOWN HEIRS
147 BARKER CEMETARY RD
ASHFORD, WV 25009-5701

To: MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, MARY PAYNE OR ESTATE OR UNKNOWN HEIRS, 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-000121-BOONE COUNTY- WVTK LLC)

MARY PAYNE OR ESTATE OR UNKNOWN HEIRS
147 BARKER CEMETARY RD
ASHFORD, WV 25009-5701

DISTRICT PEYTONA MAP 6 PARCEL 0006 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000121** , located in PEYTONA District, 1 FEE, BIG COAL, LESS 2 PARCELS which was returned delinquent or nonentered in the name of PAYNE MARY F , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on July 30, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after August 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 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 - 8280 .	\$253.46
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 2023-8368 .	\$181.82
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$153.20
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$802.51
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,390.99

You may redeem at any time before July 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 February 14, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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: 02/24/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6885 39. Our records indicate that this item was delivered on 02/18/2025 at 10:53 a.m. in ASHFORD, WV 25009. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "M. -" with a horizontal line at the end.

Address of Recipient :

A handwritten address in black ink, appearing to be "142" followed by a horizontal line and a right-pointing arrow.

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-000121 BOONE



UNITED STATES
POSTAL SERVICE

Date Produced: 02/24/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6948 44. Our records indicate that this item was delivered on 02/18/2025 at 01:30 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient :

E. Queen
E. Queen

Address of Recipient :

2417 *Briley*
KJ

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-000121 BOONE



Date Produced: 02/24/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6885 53. Our records indicate that this item was delivered on 02/18/2025 at 12:26 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

Handwritten signature of David W. Stone on a lined background.

Address of Recipient :

Handwritten address: 400 Kentucky Drive, Florence, KY 41042, on a lined background.

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-000121 BOONE

Ad Number 221276
HD Media Co LLC
946 5th ave
Huntington WV. 25701

Boone
23-C-121

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Boone, TO-WIT

I Chyan Lewis, Classified Advertising

Representative of Coal Valley News , a newspaper
published in the county of Boone, West Virginia, hereby
certify that the annexed publication was inserted in said
newspaper _____

The cost of publishing said annexed advertisement

as aforesaid was \$ 153.46

Commencing On: 04/02/2025

Ending On: 04/16/2025

Given under my hand this day 04/16/2025

Sworn to and subscribed before me 04/16/2025
at Madison, Boone County, West Virginia

[Signature]

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

MY COMMISSION EXPIRES: October 17, 2029



Elisha Queen

APR 28 '25 PM 12:15



**NOTICE OF
REDEMPTION****CERT NO.**
2023-C000121**BOONE COUNTY****WVTK LLC**

TO: MARY PAYNE OR ESTATE OR UNKNOWN HEIRS,
MARY PAYNE OR ESTATE OR UNKNOWN HEIRS,
MARY PAYNE OR ESTATE OR UNKNOWN HEIRS,
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS,
WV STATE TAX DEPARTMENT, or heirs at law,
devisees, creditors, representatives, successors,
assigns, all known heirs, guardians, conservators,
fiduciaries, administrators, beneficiaries, co owners,
other parties having an undivided interest in the
delinquent property, and other parties that may
have any interest in the subject property.

DISTRICT PEYTONA**MAP 6****PARCEL 0006 0000 0000**

You will take notice that WVTK LLC, the purchaser
of the following real estate, **Cert No.**
2023-C000121, located in PEYTONA District, 1
FEE, BIG COAL, LESS 2 PARCELS which was
returned delinquent or nonentered in the name of
PAYNE MARY F, and was sold by the deputy
commissioner of delinquent and nonentered lands
of BOONE County at the sale for the delinquent
taxes on July 30, 2024. WVTK LLC requests that
you be notified a deed for such real estate will be
made on or after August 1, 2025, as provided by
law, unless before that day you redeem such real
estate. The amount needed to redeem on or before
July 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 2022-8280. **\$253.46**

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 2023-8368. **\$181.82**

Additional taxes with interest. **\$0.00**

Auditor's Certification, Publication, and Redemption
fee plus interest. **\$153.20**

Amount paid for Title Examination, notice to
redeem, publication, personal service, Secretary of
State with interest. **\$802.51**

Additional Statutory Fees with interest. **\$0.00**

Total Amount Due and Payable to WV State
Auditor - cashier check, money order, certified or
personal check. **\$1,390.99**

You may redeem at any time before July 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 February 14, 2025

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

Acc.Id: 251847
Name: OFFICE OF STATE
AUDITOR
Phone: 304-558-2262
Address: 1900 KANAWHA BLVD E #
1
City: CHARLESTON
State: WV
Postcode: 25305
Class: 9010 Legal Notices
Edition: CVN CVN CVN
Start: 04/02/2025
Stop: 04/16/2025
Issues: 3
Units: 99.0
Order ID: HC 221276
TFN: C
TFN cycle:
Rep: CHEYLANL
Status: CF
Source: ML
Paytype: BI
Rate: LG
Cost EXC
GST: 153.46
Tax: 0.00
Total Charge: 153.46
Printed on: 02/27/2025 11:55:09
Printed by: CHEYLANL

APR 28 '25 PM12:15

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

LH-221276
04-02,09,16;2025

APR 28 '25 PM12:15