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

This deed made this 20th day of April, 2026 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTB LLC, purchaser, grantee, witnesseth, that: BOOK 489 PAGE 219

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 May, in the year 2025, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2023 to 2024, and WVTB LLC for the sum of $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
2024-C-000110	TACK MICHAEL & LYNN

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

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

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

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2024-C-000110	2.41 ACRES GUYAN RAU ADD	Hannan District

WVTB LLC 18102 SENECA TRAIL MARLINTON WV 24954-6840

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 20th day of April, 2026, has acknowledge the same before me in said County.

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

Official Seal
Notary Public, State of West Virginia
David Cole
West Virginia State Auditor's Office
1900 Kanawha Blvd East
Building 1, Room W-114
Charleston, WV 25305
My Commission Expires June 10, 2030

David Cole
Notary Public

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

CERTIFICATE OF CERTIFICATION NO: 2024-C- 000110

MASON COUNTY 06 HANNAN DISTRICT, WEST VIRGINIA

BOOK 489 PAGE 0220

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

DISTRICT MAP PARCEL 06 561 0008 0001 0000 ACCOUNT # 06803202

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2023 0000010299	TACK MICHAEL & LYNN	2.41 ACRES GUYAN RAU ADD
	2905 E 120	
	CLEVELAND	OH 441202607

DELINQUENT TAXES	266.88
INTEREST	20.02
PUBLICATIONS & NOTICES	65.00
CERT PUBLICATION	15.00
SUBSEQUENT TAXES	AMOUNT
2024 0000010612	279.54
TOTAL	646.44

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

SHERIFF, COUNTY OF MASON

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

BOOK 0489 PAGE 0221

Certificate of Sale Number: MASON COUNTY 2024-C-000110

Memorandum of real estate sold in the county of MASON on this 6th day of May, 2025 by the Honorable Mark A. Hunt, Auditor of the State of West Virginia.

Property Description: 2.41 ACRES GUYAN RAU ADD

District: HANNAN **Map:** 561 **Parcel:** 0008 0001.0000

Taxpayer:

TACK MICHAEL & LYNN
2905 E 120
CLEVELAND, OH 44120-2607

Delinquent Taxes: 2023 - 10299	$366.90
Interest on Delinquent Taxes	$25.68
Subsequent Taxes: 2024-10612	$296.01
Back Taxes:	$0.00
Certification Fee	$25.50
Publication Fee	$30.60
Auditor's Fee	$54.02
Courthouse Facility Improvement Fund	$10.00
Amount of Bid	**$3,800.00**
Amount Due	**$808.71**
Surplus	**$2,991.29**

Purchaser:

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

Mark A. Hunt, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by September 3, 2025, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

{7D20E49F-87A4-4304-A986280D27F7E44A}[APPROVAL LETTER]

West Virginia State Auditor's Office

Notice to Redeem Form

BOOK 0489 PAGE 0222

Total Cost: $310.88

Billing Name / Organization: WVTB LLC

Address: 18102 SENECA TRAIL

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

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-000110

County: MASON COUNTY

Legal Description: 2.41 ACRES GUYAN RAU ADD

Map: 561 Parcel: 0008 0001 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
☑	☐	☑	☐	☐	☐	☐

MICHAEL TACK
2905 E 120TH ST
CLEVELAND, OH 44120
USA

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

LYNN TACK
2905 E 120TH ST
CLEVELAND, OH 44120
USA

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

MICHAEL TACK
4033 HANNAN TRACE RD
GLENWOOD, WV 25520
USA

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

AUG 22 2025 AM 9:16

West Virginia State Auditor's Office

Notice to Redeem Form

BOOK 0489 PAGE 0223 Total Cost: $310.88

Billing Name / Organization: WVTB LLC

Address: 18102 SENECA TRAIL

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

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-000110

County: MASON COUNTY

Legal Description: 2.41 ACRES GUYAN RAU ADD

Map: 561 Parcel: 0008 0001 0000

LYNN TACK
4033 HANNAN TRACE RD
GLENWOOD, WV 25520
USA

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

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

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

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

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

AUG 22 2025 AM 9:18

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

BOOK 489 PAGE 221

AUG 22 2025 AM 8:25

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

RE: TACK MICHAEL & LYNN

2.41 ACRES GUYAN RAU ADD
HANNAN District
Mason County, West Virginia

Certificate No. 2024-C-000110 CIN CTS-26-2024-110

Dear Oak Hall,

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

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

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

TITLE WORKSHEET



OR 0489 PG 0225

AUG 22 2025 09:25

MASON County - 26

Name(s) TACK MICHAEL & LYNN
HANNAN Dist (06) Map 0561 Parcel 0008 Sub 0001SPLIT0000
Description 2.41 ACRES GUYAN RAU ADD

TITLE WORK CODE: CTS-26-2024-110
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2024, 2023, 2022, 2020, 2019, 2018, 2017: TACK MICHAEL & LYNN Book/Page: 428/ 186 Tax Class: 3
LANDBOOK 2021: TACK MICHAEL & LYNN Book/Page: 428 / 186 Tax Class: 3
LANDBOOK 2016, 2015, 2014, 2013, 2012: VANDERBILT MORTGAGE & FINANCE INC Book/Page: 402/ 628 Tax Class: 3
LANDBOOK 2011: VANDERBILT MORTGAGE & FINANCE INC Book/Page: 397/ 11 Tax Class: 3
LANDBOOK 2010, 2009, 2008, 2007: ADKINS DAVID RUSSELL & TOMASA M Book/Page: 382/ 406 Tax Class: 2
LANDBOOK 2006, 2005, 2004: ADKINS DAVID RUSSELL Book/Page: 359/ 261 Tax Class: 2

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

TRANSFERS	GRANTOR		GRANTEE
Description 2.41 ACRES MASON COUNTY Consideration 8,500.00			
07/29/2016	VANDERBILT MORTGAGE AND FINANCE INC	QUIT CLAIM DEED 428/186	TACK MICHAEL TACK LYNN
04/16/2016	VANDERBILT MORTGATE AND FINANCE INC	DEED 428/186	MICHAEL TACK LYNN TACK
		DEED 402/628	VANDERBILT MORTGAGE & FINANCE INC
Description 2.41 ACRES HANNAN DISTRICT Consideration 55,800.00 District HANNAN			
08/25/2009	LAZENBY MARC B SUB TRS ADKINS DAVID R ADKINS TOMASA M	DEED 397/11	VANDERBILT MORTGAGE AND FINANCE INC
Description 2.41 ACRES HANNAN DISTRICT			
04/20/2006	ADKINS DAVID RUSSELL	DEED 382/406	ADKINS DAVID RUSSELL ADKINS TOMASA M
Description 2.41 ACRES HANNAN DISTRICT			
03/15/2001	SETLIFF PATRICIA	DEED 359/261	ADKINS DAVID RUSSELL

Adverse Item Table	OC/FT	DT	liens
MICHAEL TACK	QUIT CLAIM DEED-428-186		
LYNN TACK	QUIT CLAIM DEED-428-186		

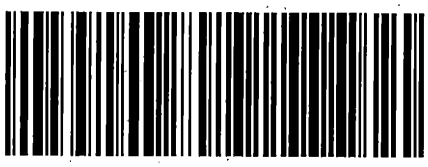
REFERENCE ITEMS

Heldas: Warranty: QC Fully signed: YES consideration: 8500	2905 E 120, CLEVELAND, OH 44120 no held as clause	26-DEED-428-186

DELINQUENT LAND-1879-1

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 9091 77



(2024-C-000110-MASON COUNTY-WVTB LLC)

THE RIVER CITIES TRIBUNE
PO BOX 2000
CLARKSBURG, WV 26302

BOOK 489 PAGE 0226

{7D20E49F-87A4-4304-A986280D27F7E44A}[NTR LETTER]

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

BOOK 0489 PAGE 0227

(2024-C-000110-MASON COUNTY-WVTB LLC)

THE RIVER CITIES TRIBUNE
PO BOX 2000
CLARKSBURG, WV 26302

To: MICHAEL TACK, LYNN TACK, MICHAEL TACK, LYNN TACK, 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

BOOK 489 PAGE 0228

(2024-C-000110-MASON COUNTY- WVTB LLC)

THE RIVER CITIES TRIBUNE
PO BOX 2000
CLARKSBURG, WV 26302

DISTRICT HANNAN MAP 561 PARCEL 0008 0001 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000110 , located in HANNAN District, 2.41 ACRES GUYAN RAU ADD which was returned delinquent or nonentered in the name of TACK MICHAEL & LYNN , and was sold by the deputy commissioner of delinquent and nonentered lands of MASON County at the sale for the delinquent taxes on May 6, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2023 - 10299 .	$425.60
Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2024-10612 .	$321.47
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$871.42
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$1,829.54**

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

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

Given under my hand September 10, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of MASON 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 9091 84

BOOK 0489 PAGE 0229

(2024-C-000110-MASON COUNTY-WVTB LLC)

THE RIVER CITIES REGISTER
POST OFFICE BOX 2000
CLARKSBURG, WV 26302

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

BOOK 689 PAGE 0230

(2024-C-000110-MASON COUNTY-WVTB LLC)

THE RIVER CITIES REGISTER
POST OFFICE BOX 2000
CLARKSBURG, WV 26302

To: MICHAEL TACK, LYNN TACK, MICHAEL TACK, LYNN TACK, 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

BOOK 489 PAGE 0231

(2024-C-000110-MASON COUNTY- WVTB LLC)

THE RIVER CITIES REGISTER
POST OFFICE BOX 2000
CLARKSBURG, WV 26302

DISTRICT HANNAN MAP 561 PARCEL 0008 0001 0000

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Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$1,829.54**

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

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

Given under my hand September 10, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of MASON 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

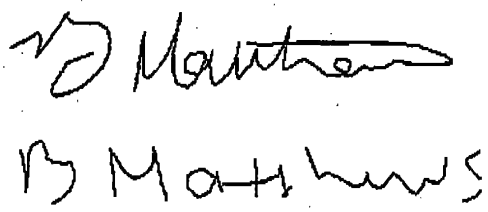
BOOK 0489 PAGE 0232

Date Produced: 09/22/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9091 84. Our records indicate that this item was delivered on 09/15/2025 at 12:51 p.m. in CLARKSBURG, WV 26301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

PO BOX 2000

CLARKSBURG, WV 26302-2000

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000110 MASON

UNITED STATES POSTAL SERVICE

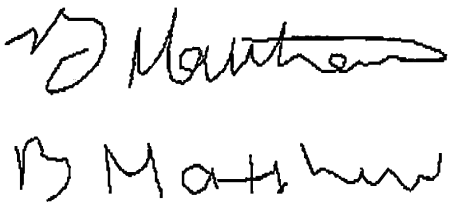
0489 PAGE 233

Date Produced: 09/22/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9091 77. Our records indicate that this item was delivered on 09/15/2025 at 12:51 p.m. in CLARKSBURG, WV 26301. The scanned image of the recipient information is provided below.

Signature of Recipient :



B Mathews

Address of Recipient : PO BOX 2000

CLARKSBURG, WV 26302-2000

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

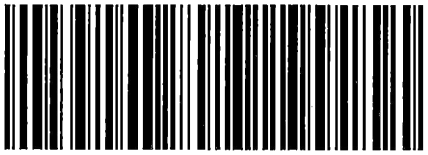
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000110 MASON

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 9084 15



(2024-C-000110-MASON COUNTY-WVTB LLC)

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



{7D20E49F-87A4-4304-A986280D27F7E44A}[NTR LETTER]

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

BOOK 589 PAGE 0235

(2024-C-000110-MASON COUNTY-WVTB LLC)

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

To: MICHAEL TACK, LYNN TACK, MICHAEL TACK, LYNN TACK, 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

BOOK 0489 PAGE 0236

(2024-C-000110-MASON COUNTY- WVTB LLC)

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

DISTRICT HANNAN MAP 561 PARCEL 0008 0001 0000

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Given under my hand September 10, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of MASON 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

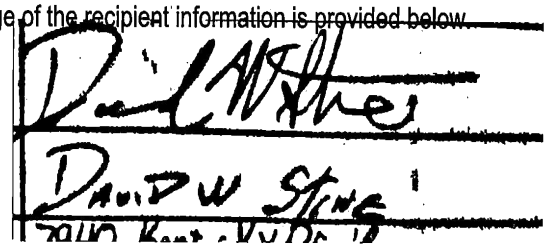
BOOK 0489 PAGE 0237

Date Produced: 09/22/2025

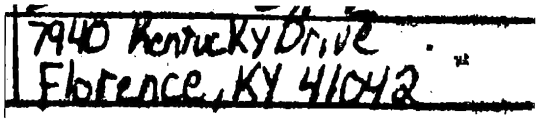
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9084 15. Our records indicate that this item was delivered on 09/15/2025 at 11:08 a.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

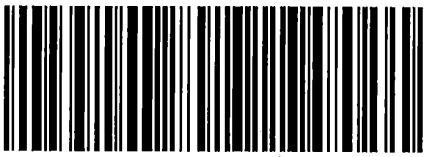
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000110 MASON

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 9083 85



(2024-C-000110-MASON COUNTY-WVTB LLC)

LYNN TACK
2905 E 120TH ST
CLEVELAND, OH 44120

BOOK 489 PAGE 0238

{7D20E49F-87A4-4304-A986280D27F7E44A}[NTR LETTER]

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

BOOK 489 PAGE 0239

(2024-C-000110-MASON COUNTY-WVTB LLC)

LYNN TACK
2905 E 120TH ST
CLEVELAND, OH 44120

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

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

(2024-C-000110-MASON COUNTY- WVTB LLC)

LYNN TACK
2905 E 120TH ST
CLEVELAND, OH 44120

DISTRICT HANNAN MAP 561 PARCEL 0008 0001 0000

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Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$871.42
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$1,829.54**

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

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

Given under my hand September 10, 2025

Christal G. Perry

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

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

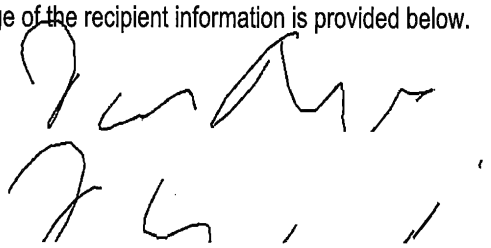
UNITED STATES POSTAL SERVICE

Date Produced: 09/22/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9083 85. Our records indicate that this item was delivered on 09/15/2025 at 06:04 p.m. in CLEVELAND, OH 44120. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 2905 E 120TH ST APT 1,
CLEVELAND, OH 44120

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

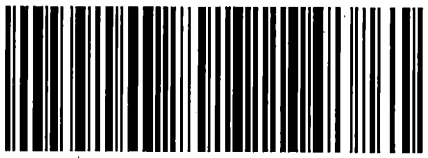
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000110 MASON

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 9083 78



(2024-C-000110-MASON COUNTY-WVTB LLC)

MICHAEL TACK
2905 E 120TH ST
CLEVELAND, OH 44120

BOOK 489 PAGE 242

{7D20E49F-87A4-4304-A986280D27F7E44A}[NTR LETTER]

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

(2024-C-000110-MASON COUNTY-WVTB LLC)

MICHAEL TACK
2905 E 120TH ST
CLEVELAND, OH 44120

To: MICHAEL TACK, LYNN TACK, MICHAEL TACK, LYNN TACK, 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

BOOK 489 PAGE 0244

(2024-C-000110-MASON COUNTY- WVTB LLC)

MICHAEL TACK
2905 E 120TH ST
CLEVELAND, OH 44120

DISTRICT HANNAN MAP 561 PARCEL 0008 0001 0000

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Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$1,829.54**

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

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

Given under my hand September 10, 2025

Christal G. Perry

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

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West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

UNITED STATES POSTAL SERVICE

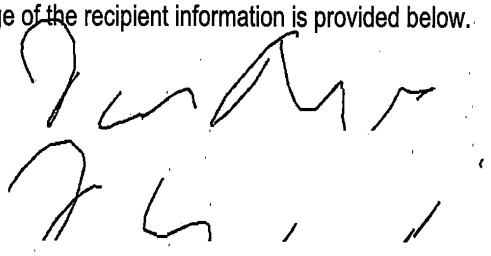
BOOK 489 PAGE 0245

Date Produced: 09/22/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient :



Address of Recipient : 2905 E 120TH ST APT 1,
CLEVELAND, OH 44120

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Sincerely,
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Customer Reference Number: 2024-C-000110 MASON

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 9084 22

(2024-C-000110-MASON COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

BOOK 489 PAGE 0246

{7D20E49F-87A4-4304-A986280D27F7E44A}[NTR LETTER]

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

(2024-C-000110-MASON COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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

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

(2024-C-000110-MASON COUNTY- WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT HANNAN MAP 561 PARCEL 0008 0001 0000

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Given under my hand September 10, 2025

Christal G. Perry

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

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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
Questions, please call 1-888-509-6568

UNITED STATES POSTAL SERVICE

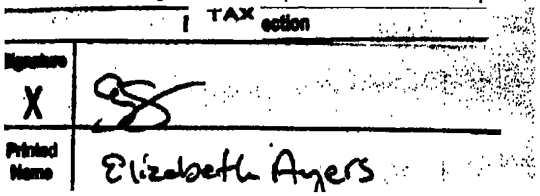
2024C489 PAGE0249

Date Produced: 09/15/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient :



Address of Recipient :



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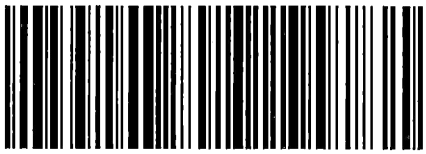
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000110 MASON

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

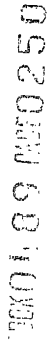


9414 8091 0924 9001 9084 08



(2024-C-000110-MASON COUNTY-WVTB LLC)

LYNN TACK
4033 HANNAN TRACE RD
GLENWOOD, WV 25520



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

(2024-C-000110-MASON COUNTY-WVTB LLC)

LYNN TACK
4033 HANNAN TRACE RD
GLENWOOD, WV 25520

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

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

(2024-C-000110-MASON COUNTY- WVTB LLC)

LYNN TACK
4033 HANNAN TRACE RD
GLENWOOD, WV 25520

DISTRICT HANNAN MAP 561 PARCEL 0008 0001 0000

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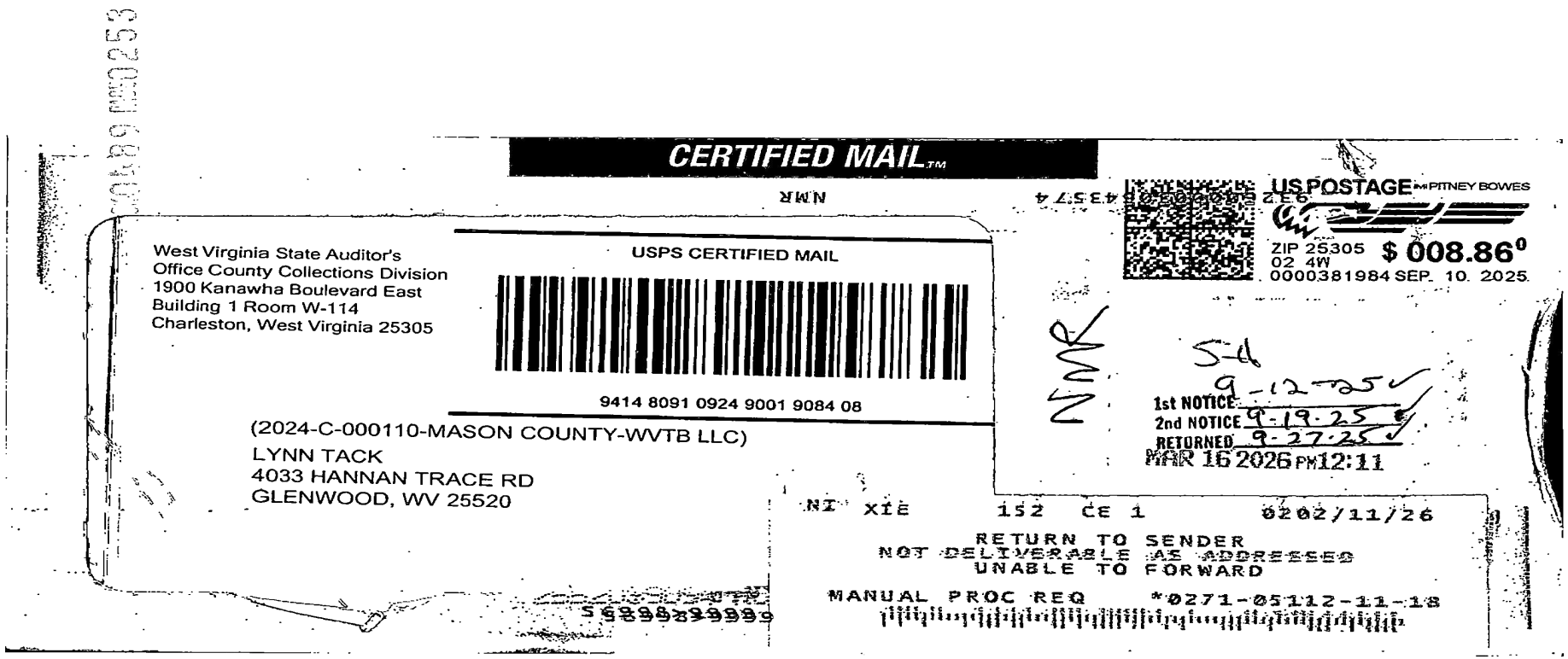
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Given under my hand September 10, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of MASON 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™

NMR

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 9084 08

US POSTAGE PITNEY BOWES
ZIP 25305 $ 008.86⁰
02 4W
0000381984 SEP. 10. 2025

NMR
5-d
9-12-25
1st NOTICE
2nd NOTICE 9-19-25
RETORNED 9-27-25
MAR 16 2026 PM 12:11

(2024-C-000110-MASON COUNTY-WVTB LLC)
LYNN TACK
4033 HANNAN TRACE RD
GLENWOOD, WV 25520

NI XIE 152 CE 1 0202/11/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

MANUAL PROC REQ *0271-05112-11-18

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 9083 92

(2024-C-000110-MASON COUNTY-WVTB LLC)

MICHAEL TACK
4033 HANNAN TRACE RD
GLENWOOD, WV 25520

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

(2024-C-000110-MASON COUNTY-WVTB LLC)

MICHAEL TACK
4033 HANNAN TRACE RD
GLENWOOD, WV 25520

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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

(2024-C-000110-MASON COUNTY- WVTB LLC)

MICHAEL TACK
4033 HANNAN TRACE RD
GLENWOOD, WV 25520

DISTRICT HANNAN MAP 561 PARCEL 0008 0001 0000

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

CERTIFIED MAIL™

USPS CERTIFIED MAIL

9414 8091 0924 9001 9083 92

US POSTAGE PITNEY BOWES

ZIP 25305 $ 008.86⁰
02 4W
0000381984 SEP. 10. 2025

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

(2024-C-000110-MASON COUNTY-WVTB LLC)
MICHAEL TACK
4033 HANNAN TRACE RD
GLENWOOD, WV 25520

1st NOTICE 9-19-25
2nd NOTICE
RETURNED 9-29-25

NIXIE 15290 10/26/2025
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

(2024—00001 10-MASON COUNTY-WVTB LLC)

To: MICHAEL TACK, LYNN TACK, MICHAEL TACK, LYNN TACK, 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.

BOOK 489 PAGE 0258

OCT 14 '25 PM3:09

DISTRICT HANNAN MAP 561 PARCEL 0008 0001 0000

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$0.00

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$321.47

Additional taxes with interest.

$0.00

Auditor's Certification, Publication, and Redemption fee plus interest.

$211 .05

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

$871 .42

Additional Statutory Fees with Interest.

$0.00

Total Amount Due and Payable to WV

$0.00

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

$1,829.54

2025 OCT 14 PM 3:09

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Ad#1485645

OCT 14 '25 PM3:10

BOOK 0489 PAGE 0260

PUBLISHER'S CERTIFICATE

I, Tamra Lawson,
Classified Manager of THE RIVER CITIES TRIBUNE, a newspaper of general circulation published in the city of Gallipolis, Gallia Co. OH, Pomeroy, Meigs Co. OH, and Point Pleasant, Mason Co. WV, County and state aforesaid, do hereby certify that the annexed:

110
(2024◆00001 10-MASON COUNTY- WVTB LLC)

Ad# 1485645

was published in THE RIVER CITIES TRIBUNE 3 time(s) commencing on 09/23/2025 and ending on 10/07/2025 at the request of

WV STATE AUDITOR'S OFFICE - RIVE.

Given under my hand this 10/07/2025.

The publisher's fee for said publication is: $100.78.

Tamra Lawson
Classified Manager of
THE RIVER CITIES TRIBUNE

Subscribed to and sworn to before me this
10/07/2025

Notary Public in and for Gallia, Meigs and Mason Counties

My commission expires on
The 7th day of Jan 20 30

ENTERED

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Tina Kocher
510 Main Street
Pt Pleasant WV 25550
My Commission Expires January 7, 2030

110

(2024—00001 10-MASON COUNTY-WVTB LLC)

To: MICHAEL TACK, LYNN TACK, MICHAEL TACK, LYNN TACK, 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 HANNAN MAP 561 PARCEL 0008 0001 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, Cert No. 2024-C-0001 10 , located in HANNAN District, 2.41 ACRES GUYAN RAU ADD which was returned delinquent or nonentered in the name of TACK MICHAEL & LYNN , and was sold by the deputy commissioner of delinquent and nonentered lands of MASON County at the sale for the delinquent taxes on May 6, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2023 - 10299

$425.60

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

$0.00

Subsequent of taxes paid on the property, with interest to for tax year 2024-10612 .

$321.47

Additional taxes with interest.

$0.00

Auditor's Certification, Publication, and Redemption fee plus interest.

$211 .05

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

$871 .42

Additional Statutory Fees with Interest.

$0.00

Total Amount Due and Payable to WV

BOOK 489 PAGE 0261

OCT 14 '25 PM3:27

$0.00

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

$1,829.54

20250489 PG0262

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

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

Given under my hand September 10, 2025
Christal G. Perry
Deputy Commissioner of Delinquent and Nonentered Lands of MASON 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

Ad#1485646

PUBLISHER'S CERTIFICATE

I, Carole Wilkinson,
Classified Manager of THE RIVER CITIES REGISTER, a newspaper of general circulation published in the city of Gallipolis, Gallia Co. OH, Pomeroy, Meigs Co. OH, and Point Pleasant, Mason Co. WV, County and state aforesaid, do hereby certify that the annexed:

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Classified Manager of
THE RIVER CITIES REGISTER

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Notary Public in and for Gallia, Meigs and Mason Counties

My commission expires on

The 7th day of January 2030

ENTERED

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Tina Kocher
510 Main Street
Pt Pleasant WV 25550
My Commission Expires January 7, 2030

Mason County
Diana N Cromley, Clerk
Instrument 347079
04/27/2026 @ 02:40:57 PM
TAX DEED
Book 489 @ Page 219
Pages Recorded 2
Recording Cost 22.00
Transfer Tax 80.00
Farm Land Tax 5.00