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

151

This deed made this 28th day of September, 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 0494 PAGE 0169

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 $5,500.00, 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-000097	FITZPATRICK JOYCE ANN ET AL

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-000097	2.24 ACRES SCENIC VALLEY ESTATES LOT 7	Hannan District

The undersigned hereby declares that the consideration paid for the conveyance is $5,500.00.

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 28th day of September, 2026, has acknowledge the same before me in said County.

Given under my hand this 28th day of September, 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- 000097

MASON BOOK 0494 PAGE 0170 COUNTY 06 HANNAN DISTRICT, WEST VIRGINIA

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 06 482 0001 0012 0000 ACCOUNT # 06059874

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2023 0000009120	FITZPATRICK JOYCE ANN ET AL 578 VALLEY DR APPLE GROVE	2.24 ACRES SCENIC VALLEY ESTATES LOT 7 WV 25502

DELINQUENT TAXES	603.34
INTEREST	45.25
PUBLICATIONS & NOTICES	65.00
CERT PUBLICATION	15.00
SUBSEQUENT TAXES	AMOUNT
2024 0000009412	475.16
TOTAL	1203.75

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 0494 PAGE 0171

Certificate of Sale Number: MASON COUNTY 2024-C-000097

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: 2.24 ACRES SCENIC VALLEY ESTATES LOT 7

District: HANNAN **Map:** 482 **Parcel:** 0001 0012 0000

Taxpayer:

FITZPATRICK JOYCE ANN ET AL
578 VALLEY DR
APPLE GROVE, WV 25502

Delinquent Taxes: 2023 - 9120	$728.59
Interest on Delinquent Taxes	$51.00
Subsequent Taxes: 2024-9412	$503.02
Back Taxes:	$0.00
Certification Fee	$25.50
Publication Fee	$30.60
Auditor's Fee	$98.57
Courthouse Facility Improvement Fund	$10.00
Amount of Bid	**$5,500.00**
Amount Due	**$1,447.28**
Surplus	**$4,052.72**

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.

{C191D7E1-D5A1-45ED-9356790E025F10B6}{APPROVAL LETTER}

West Virginia State Auditor's Office

BOOK 0494 PAGE 0172 **Notice to Redeem Form**

Total Cost: $542.36

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-000097

County: MASON COUNTY

Legal Description: 2.24 ACRES SCENIC VALLEY ESTATES LOT 7

Map: 482 Parcel: 0001 0012 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
☑	☐	☑	☐	☐	☐	☐

JOYCE FITZPATRICK
578 VALLEY DR
APPLE GROVE, WV 25502
USA

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

MARGIE DEAL
578 VALLEY DR
APPLE GROVE, WV 25502
USA

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

TRUDY HATTON
578 VALLEY DR
APPLE GROVE, WV 25502
USA

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

SEP 2'25 PM12:02

West Virginia State Auditor's Office

Notice to Redeem Form

BOOK 0494 PAGE 0173

Total Cost: $542.36

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-000097

County: MASON COUNTY

Legal Description: 2.24 ACRES SCENIC VALLEY ESTATES LOT 7

Map: 482 Parcel: 0001 0012 0000

EDITH SERRANO
578 VALLEY DR
APPLE GROVE, WV 25502
USA

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

CURTIS PLEDGER
578 VALLEY DR
APPLE GROVE, WV 25502
USA

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

MARGIE E DEAL
1104 DARNELL RD
HUNTINGTON, WV 25705
USA

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

MARGIE E DEAL
4885 DARNELL RD
HUNTINGTON, WV 25705
USA

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

BOOK 0494 PAGE 0174

West Virginia State Auditor's Office

Notice to Redeem Form

SEP 27 25 PM 12:02

Total Cost: $542.36

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-000097

County: MASON COUNTY

Legal Description: 2.24 ACRES SCENIC VALLEY ESTATES LOT 7

Map: 482 Parcel: 0001 0012 0000

☑	☐	☑	☐	☐	☐	☐

MARGIE DEAL
1104 DARNELL RD
HUNTINGTON, WV 25705
USA

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

CARL D CASTEEL
207 CEDAR HTS
HUNTSVILLE, AR 72740
USA

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

JOYCE FITZPATRICK
4885 DARNELL RD
HUNTINGTON, WV 25705
USA

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

JOYCE FITZPATRICK
1104 DARNELL RD
HUNTINGTON, WV 25705-7143
USA

West Virginia State Auditor's Office

Notice to Redeem Form

BOOK 0494 PAGE 0175

Total Cost: $542.36

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-000097

County: MASON COUNTY

Legal Description: 2.24 ACRES SCENIC VALLEY ESTATES LOT 7

Map: 482 Parcel: 0001 0012 0000

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☑	☐	☑	☐	☐	☐	☐

TRUDY HATTON
4885 DARNELL RD
HUNTINGTON, WV 25705
USA

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

TRUDY HATTON
1104 DARNELL RD
HUNTINGTON, WV 25705-7143
USA

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

CURTIS PLEDGER
4885 DARNELL RD
HUNTINGTON, WV 25705
USA

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

SEP 2 '25 PM 12:02

BOOK 0494 PAGE 0176

Notice to Redeem Form

Total Cost: $542.36

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-000097

County: MASON COUNTY

Legal Description: 2.24 ACRES SCENIC VALLEY ESTATES LOT 7

Map: 482 Parcel: 0001 0012 0000

CURTIS PLEDGER
1104 DARNELL RD
HUNTINGTON, WV 25705-7143
USA

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

EDITH SERRANO
4885 DARNELL RD
HUNTINGTON, WV 25705
USA

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

EDITH SERRANO
1104 DARNELL RD
HUNTINGTON, WV 25705-7143
USA

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

JOYCE FITZPATRICK
PO BOX 1523
SPRINGDALE, AR 72765-1523
USA

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SEP 27 2024

West Virginia State Auditor's Office

Notice to Redeem Form

BOOK 0494 PAGE 0177

Total Cost: $542.36

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-000097

County: MASON COUNTY

Legal Description: 2.24 ACRES SCENIC VALLEY ESTATES LOT 7

Map: 482 Parcel: 0001 0012 0000

☑	☐	☑	☐	☐	☐	☐

MARGIE DEAL
PO BOX 1523
SPRINGDALE, AR 72765-1523
USA

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

TRUDY HATTON
PO BOX 1523
SPRINGDALE, AR 72765-1523
USA

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

EDITH SERRANO
PO BOX 1523
SPRINGDALE, AR 72765-1523
USA

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

CURTIS PLEDGER
PO BOX 1523
SPRINGDALE, AR 72765-1523
USA

SEP 23 PM 12:07

West Virginia State Auditor's Office

BOOK0494 PAGE0178

Notice to Redeem Form

Total Cost: $542.36

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-000097

County: MASON COUNTY

Legal Description: 2.24 ACRES SCENIC VALLEY ESTATES LOT 7

Map: 482 Parcel: 0001 0012 0000

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☑	☐	☑	☐	☐	☐	☐

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.

SEP 27 25 PM 12:02

BOOK 494 PAGE 179

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

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

RE: FITZPATRICK JOYCE ANN ET AL

2.24 ACRES SCENIC VALLEY ESTATES LOT 7
HANNAN District
Mason County, West Virginia

Certificate No. 2024-C-000097 CIN CTS-26-2024-97

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

SEP 2 '25 PM 12:02

CTS-26-2024-97

BOOK0494 PAGE0180

TITLE WORKSHEET

MASON County - 26

Name(s) FITZPATRICK JOYCE ANN ET AL
HANNAN Dist (06) **Map** 0482 **Parcel** 0001 **Sub** 0012SPLIT0000
Description 2.24 ACRES SCENIC VALLEY ESTATES LOT 7

TITLE WORK CODE: CTS-26-2024-97
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2024, 2023, 2020: FITZPATRICK JOYCE ANN ET AL **Book/Page**: 441/ 690 **Tax Class**: 3
LANDBOOK 2022: FITZPATRICK JOYCE ANN ET AL **Book/Page**: 441/ 690 **Tax Class**: 3
LANDBOOK 2021: FITZPATRICK JOYCE ANN ET AL **Book/Page**: 441 / 690 **Tax Class**: 3
LANDBOOK 2019, 2018, 2017, 2016, 2015, 2014: FOSTER JUANITA & KEVIN FUTRELL **Book/Page**: 408/ 354 **Tax Class**: 3
LANDBOOK 2013: PLEDGER CURTIS D & JUANITA FOSTER & KEVIN FUTRELL **Book/Page**: 408/ 354 **Tax Class**: 3
LANDBOOK 2012: PLEDGER CURTIS D & MARGARET E **Book/Page**: 383/ 180 **Tax Class**: 3
LANDBOOK 2011, 2010, 2009, 2008, 2007: PLEDGER CURTIS D & MARGARET E **Book/Page**: 383/ 180 **Tax Class**: 2
LANDBOOK 2006: ELLIS RANDALL ALLEN & BRANDY **Book/Page**: 376/ 903 **Tax Class**: 2
LANDBOOK 2005: ELLIS RANDALL ALLEN **Book/Page**: 370/ 387 **Tax Class**: 2
LANDBOOK 2004: ELLIS ROBERT L HEIRS **Book/Page**: 332/ 3 **Tax Class**: 2

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

TRANSFERS	GRANTOR		GRANTEE
Description LOT 7 SCENIC VALLEY ESTATES HANNAN DISTRICT Consideration 12,208.37			
01/23/2019	FLYNN, MAX, MILLER, & MILLER LC TRS FOSTER JUANITA FUTRELL KEVIN	DEED 441/690	FITZPATRICK JOYCE ANN DEAL MARGIE ELLEN HATTON TRUDY COLLEEN SERRANO EDITH LYNN PLEDGER CURTIS
Description LOT 7 SCENIC VALLEY ESTATES CLENDENIN/HANNAN DISTRICTS Consideration 50,000.00 District CLENDENIN			
05/16/2012	PLEDGER MARGARET E	DEED 408/354	FOSTER JUANITA FUTRELL KEVIN
Description LOT 7 SCENIC VALLEY ESTATES CLENDENIN/HANNAN DISTRICTS Consideration 40,000.00			
06/23/2006	ELLIS RANDALL ALLEN ELLIS BRANDY	DEED 383/180	PLEDGER CURTIS D PLEDGER MARGARET E
Description LOT 7 SCENIC VALLEY ESTATES HANNAN DISTRICT			
02/14/2005	ELLIS RANDALL ALLEN	DEED 376/903	ELLIS RANDALL ALLEN ELLIS BRANDY
Description LOT 7 SCENIC VALLEY ESTATES HANNAN DISTRICT			
09/08/2003	ELLIS SCOTT ELLIS JANET	DEED 370/387	ELLIS CLIFFORD R ELLIS JULIE M
Description LOT 7 SCENIC VALLEY ESTATES HANNAN DISTRICT			
03/14/1996	BOWEN CLYDE JR BOWEN JANETTE MAY	DEED 332/3	ELLIS ROBERT L

Adverse Item Table	OC/FT	DT	liens
DEAL MARGIE ELLEN		SEP 2 '25 PM 12:03	
FITZPATRICK JOYCE ANN			

CTS-26-2024-97

Adverse Item Table	OC/FT	DT	BOOK 0494 PAGE 0181 liens
HATTON TRUDY COLLEEN			
PLEDGER CURTIS	DB-383-180		
SERRANO EDITH LYNN			

REFERENCE ITEMS

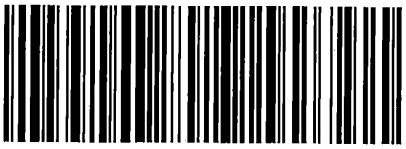
Heldas: Warranty: Fully signed: YES consideration: 12208.37	return is attorney trustee deed no held as clause	26-DEED-441-690

TRUSTEES REPORT-15-532,DELINQUENT LAND-1878-1,POA-388-6,POA-388-4,ASSIGNMENT OF LIEN-394-682,DEATH-9-53

SEP 27 2024 12:08

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 9758 68

(2024-C-000097-MASON COUNTY-WVTB LLC)
THE RIVER CITIES REGISTER
POST OFFICE BOX 2000
CLARKSBURG, WV 26302

BOOK 494 PAGE 182

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

BOOK 0494 PAGE 0183

(2024-C-000097-MASON COUNTY-WVTB LLC)

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

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0184

(2024-C-000097-MASON COUNTY- WVTB LLC)

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

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000097 , located in HANNAN District, 2.24 ACRES SCENIC VALLEY ESTATES LOT 7 which was returned delinquent or nonentered in the name of FITZPATRICK JOYCE ANN ET AL , 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 - 9120 .	$845.16
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 2024-9412 .	$546.31
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.	$1,109.05
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,711.57**

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 October 1, 2025

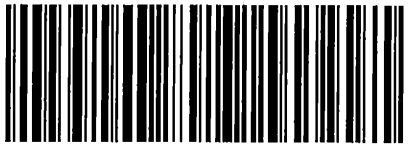
Christal G. Perry

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 9758 51

BOOK 0494 PAGE 0185



(2024-C-000097-MASON COUNTY-WVTB LLC)

THE RIVER CITIES TRIBUNE
PO 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 0494 PAGE 0186

(2024-C-000097-MASON COUNTY-WVTB LLC)

THE RIVER CITIES TRIBUNE
PO BOX 2000
CLARKSBURG, WV 26302

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0187

(2024-C-000097-MASON COUNTY- WVTB LLC)

THE RIVER CITIES TRIBUNE
PO BOX 2000
CLARKSBURG, WV 26302

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000097 , located in HANNAN District, 2.24 ACRES SCENIC VALLEY ESTATES LOT 7 which was returned delinquent or nonentered in the name of FITZPATRICK JOYCE ANN ET AL , 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 - 9120 .	$845.16
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 2024-9412 .	$546.31
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.	$1,109.05
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,711.57**

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 October 1, 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

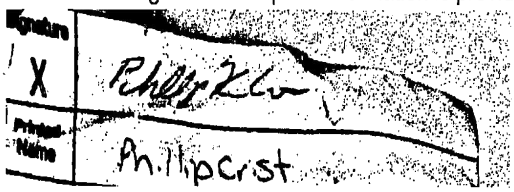
BOOK 0494 PAGE 0188

Date Produced: 11/10/2025

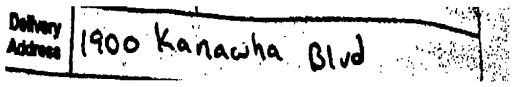
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9678 18. Our records indicate that this item was delivered on 11/03/2025 at 05:40 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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-000097 MASON

UNITED STATES POSTAL SERVICE

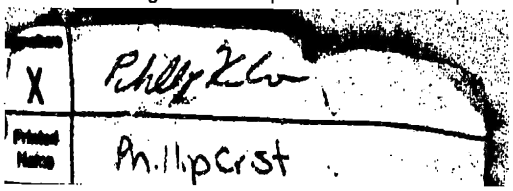
BOOK 0494 PAGE 0189

Date Produced: 11/17/2025

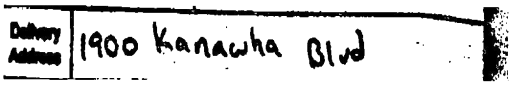
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9674 12. Our records indicate that this item was delivered on 11/12/2025 at 05:52 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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-000097 MASON

UNITED STATES POSTAL SERVICE

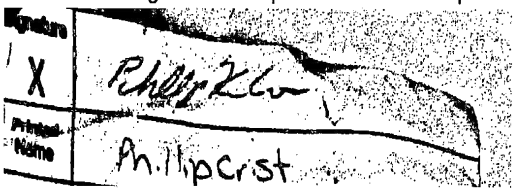
BOOK 0494 PAGE 0190

Date Produced: 11/10/2025

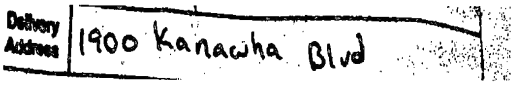
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9676 03. Our records indicate that this item was delivered on 11/03/2025 at 05:40 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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-000097 MASON

UNITED STATES POSTAL SERVICE

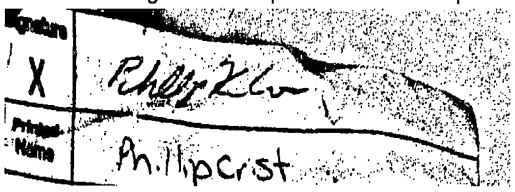
BOOK 0494 PAGE 0191

Date Produced: 11/10/2025

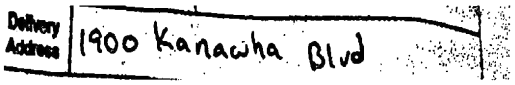
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9675 97. Our records indicate that this item was delivered on 11/03/2025 at 05:40 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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-000097 MASON

UNITED STATES POSTAL SERVICE

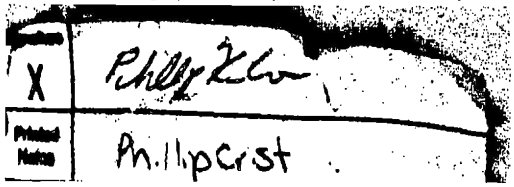
BOOK0494 PAGE0192

Date Produced: 11/17/2025

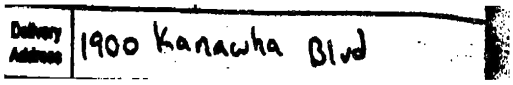
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9674 05. Our records indicate that this item was delivered on 11/12/2025 at 05:52 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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-000097 MASON

UNITED STATES POSTAL SERVICE

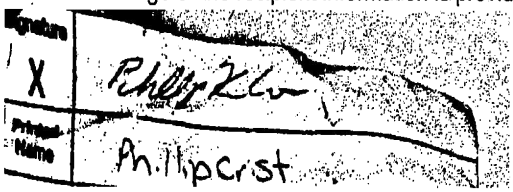
BOOK 0494 PAGE 0193

Date Produced: 11/10/2025

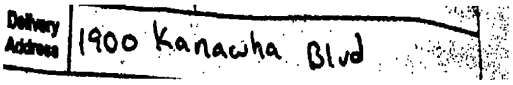
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9677 95. Our records indicate that this item was delivered on 11/03/2025 at 05:40 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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-000097 MASON

UNITED STATES POSTAL SERVICE

BOOK 0494 PAGE 0194

Date Produced: 04/06/2026

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 1745 81. Our records indicate that this item was delivered on 04/04/2026 at 11:25 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient : 18102 Seneca Trail

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-000097 MASON COUNTY

UNITED STATES POSTAL SERVICE

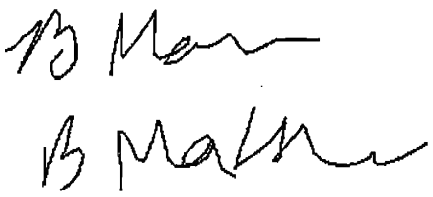
BOOK0494 PAGE0195

Date Produced: 10/13/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9758 68. Our records indicate that this item was delivered on 10/06/2025 at 01:21 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-000097 MASON

UNITED STATES POSTAL SERVICE

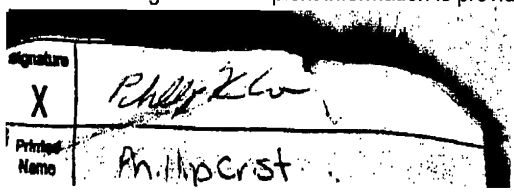
BOOK 0494 PAGE 0196

Date Produced: 10/20/2025

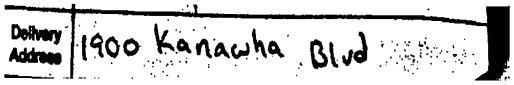
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9673 82. Our records indicate that this item was delivered on 10/14/2025 at 06:11 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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-000097 MASON

UNITED STATES POSTAL SERVICE

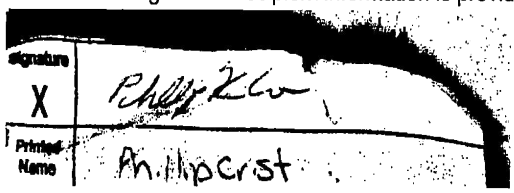
BOOK 0494 PAGE 0197

Date Produced: 10/20/2025

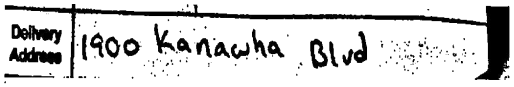
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9673 99. Our records indicate that this item was delivered on 10/14/2025 at 06:11 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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-000097 MASON

UNITED STATES POSTAL SERVICE

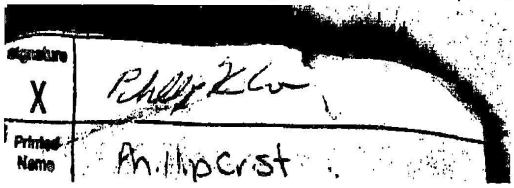
BOOK 0494 PAGE 0198

Date Produced: 10/20/2025

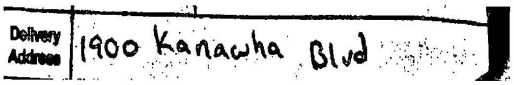
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9674 29. Our records indicate that this item was delivered on 10/14/2025 at 06:11 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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-000097 MASON

UNITED STATES POSTAL SERVICE

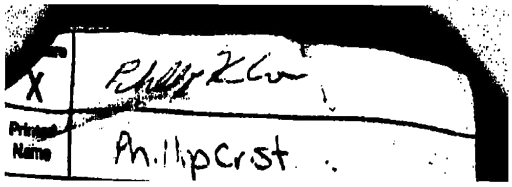
BOOK 0494 PAGE 0199

Date Produced: 11/24/2025

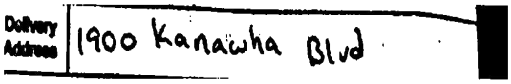
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9674 67. Our records indicate that this item was delivered on 11/17/2025 at 05:39 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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-000097 MASON

UNITED STATES POSTAL SERVICE

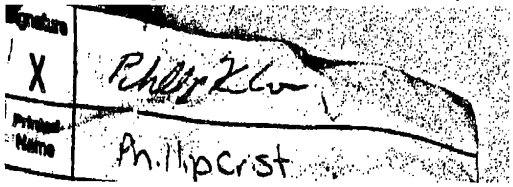
BOOK 0494 PAGE 0200

Date Produced: 11/10/2025

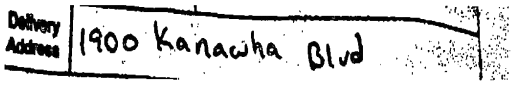
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9678 01. Our records indicate that this item was delivered on 11/03/2025 at 05:40 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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-000097 MASON

UNITED STATES POSTAL SERVICE

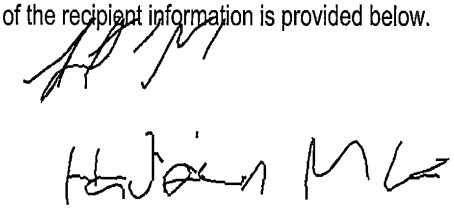
BOOK 0494 PAGE 0201

Date Produced: 08/17/2026

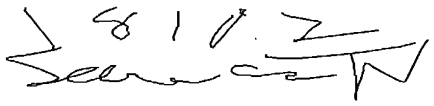
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 3034 48. Our records indicate that this item was delivered on 08/14/2026 at 11:37 a.m. in MARLINTON, WV 24954. 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-000097 MASON COUNTY

UNITED STATES POSTAL SERVICE

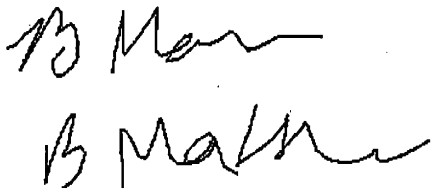
BOOK 0494 PAGE 0202

Date Produced: 10/13/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9758 51. Our records indicate that this item was delivered on 10/06/2025 at 01:21 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-000097 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 9678 32

BOOK 0494 PAGE 0203

(2024-C-000097-MASON COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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

BOOK 0494 PAGE 0204

(2024-C-000097-MASON COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0205

(2024-C-000097-MASON COUNTY- WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000097 , located in HANNAN District, 2.24 ACRES SCENIC VALLEY ESTATES LOT 7 which was returned delinquent or nonentered in the name of FITZPATRICK JOYCE ANN ET AL , 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 - 9120 .	$845.16
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Given under my hand October 1, 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 0494 PAGE 0206

Date Produced: 10/13/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9678 32. Our records indicate that this item was delivered on 10/06/2025 at 05:38 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	X
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.

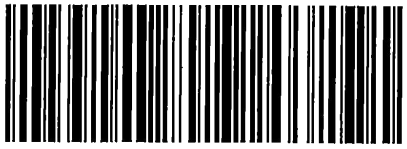
Sincerely,
United States Postal Service

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: 2024-C-000097 MASON

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Office County Collections Division
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Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



BOOK 0494 PAGE 0207

9414 8091 0924 9001 9678 18

(2024-C-000097-MASON COUNTY-WVTB LLC)

CURTIS PLEDGER
PO BOX 1523
SPRINGDALE, AR 72765-1523

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

BOOK 0494 PAGE 0208

(2024-C-000097-MASON COUNTY-WVTB LLC)

CURTIS PLEDGER
PO BOX 1523
SPRINGDALE, AR 72765-1523

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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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BOOK 0494 PAGE 0209

(2024-C-000097-MASON COUNTY- WVTB LLC)

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PO BOX 1523
SPRINGDALE, AR 72765-1523

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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(2024-C-000097-MASON COUNTY-WVTB LLC)
CURTIS PLEDGER
PO BOX 1523
SPRINGDALE, AR 72765-1523

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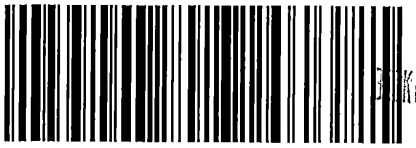
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BOOK 0494 PAGE 0210

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(2024-C-000097-MASON COUNTY-WVTB LLC)

CARL D CASTEEL
207 CEDAR HTS
HUNTSVILLE, AR 72740

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

BOOK 0494 PAGE 0212

(2024-C-000097-MASON COUNTY-WVTB LLC)

CARL D CASTEEL
207 CEDAR HTS
HUNTSVILLE, AR 72740

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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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BOOK 0494 PAGE 0213

(2024-C-000097-MASON COUNTY- WVTB LLC)

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HUNTSVILLE, AR 72740

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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CARL D CASTEEL
207 CEDAR HTS
HUNTSVILLE, AR 72740

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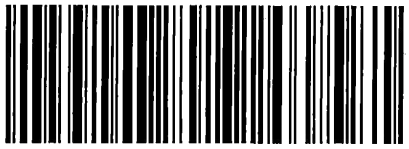
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BOOK 0494 PAGE 0215



(2024-C-000097-MASON COUNTY-WVTB LLC)

JOYCE FITZPATRICK
578 VALLEY DR
APPLE GROVE, WV 25502

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County Collections Division
1900 Kanawha Boulevard East
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BOOK 0494 PAGE 0216

(2024-C-000097-MASON COUNTY-WVTB LLC)

JOYCE FITZPATRICK
578 VALLEY DR
APPLE GROVE, WV 25502

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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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BOOK 0494 PAGE 0217

(2024-C-000097-MASON COUNTY- WVTB LLC)

JOYCE FITZPATRICK
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APPLE GROVE, WV 25502

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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

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(2024-C-000097-MASON COUNTY-WVTB LLC)
JOYCE FITZPATRICK
578 VALLEY DR
APPLE GROVE, WV 25502

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BOOK 494 PAGE 218

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BOOK 0494 PAGE 0219



(2024-C-000097-MASON COUNTY-WVTB LLC)

MARGIE DEAL
578 VALLEY DR
APPLE GROVE, WV 25502

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

BOOK 0494 PAGE 0220

(2024-C-000097-MASON COUNTY-WVTB LLC)

MARGIE DEAL
578 VALLEY DR
APPLE GROVE, WV 25502

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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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BOOK 0494 PAGE 0221

(2024-C-000097-MASON COUNTY- WVTB LLC)

MARGIE DEAL
578 VALLEY DR
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DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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(2024-C-000097-MASON COUNTY-WVTB LLC)
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APPLE GROVE, WV 25502

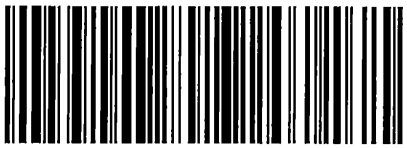
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BC: 25305002139 *0271-04968-03-26

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BOOK0494 PAGE0223



(2024-C-000097-MASON COUNTY-WVTB LLC)

EDITH SERRANO
578 VALLEY DR
APPLE GROVE, WV 25502

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

BOOK 0494 PAGE 0224

(2024-C-000097-MASON COUNTY-WVTB LLC)

EDITH SERRANO
578 VALLEY DR
APPLE GROVE, WV 25502

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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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BOOK 0494 PAGE 0225

(2024-C-000097-MASON COUNTY- WVTB LLC)

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Charleston, West Virginia 25305

USPS CERTIFIED MAIL

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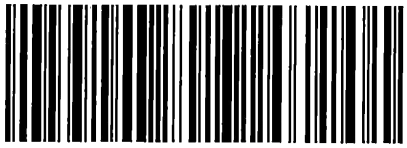
(2024-C-000097-MASON COUNTY-WVTB LLC)
EDITH SERRANO
578 VALLEY DR
APPLE GROVE, WV 25502

BOOK 494 PAGE 0226

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
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BOOK 0494 PAGE 0227

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(2024-C-000097-MASON COUNTY-WVTB LLC)

CURTIS PLEDGER
578 VALLEY DR
APPLE GROVE, WV 25502

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

BOOK 0494 PAGE 0228

(2024-C-000097-MASON COUNTY-WVTB LLC)

CURTIS PLEDGER
578 VALLEY DR
APPLE GROVE, WV 25502

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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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BOOK 0494 PAGE 0229

(2024-C-000097-MASON COUNTY- WVTB LLC)

CURTIS PLEDGER
578 VALLEY DR
APPLE GROVE, WV 25502

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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Additional Statutory Fees with Interest.	$0.00
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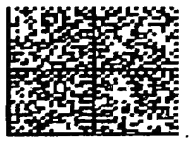
Given under my hand October 1, 2025

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
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Questions, please call 1-888-509-6568

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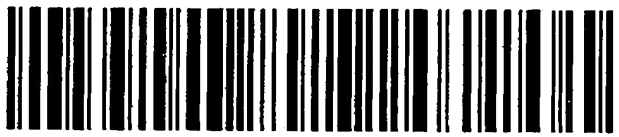
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Charleston, West Virginia 25305

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(2024-C-000097-MASON COUNTY-WVTB LLC)
CURTIS PLEDGER
578 VALLEY DR
APPLE GROVE, WV 25502

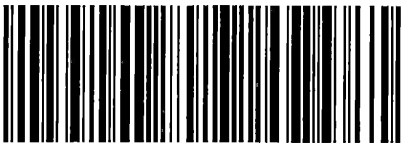
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Office County Collections Division
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Charleston, West Virginia 25305

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BOOK 0494 PAGE 0231

9414 8091 0924 9001 9677 95

(2024-C-000097-MASON COUNTY-WVTB LLC)

TRUDY HATTON
PO BOX 1523
SPRINGDALE, AR 72765-1523

{C191D7E1-D5A1-45ED-9356790E025F10B6}[NTR LETTER]

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

BOOK 0494 PAGE 0232

(2024-C-000097-MASON COUNTY-WVTB LLC)

TRUDY HATTON
PO BOX 1523
SPRINGDALE, AR 72765-1523

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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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BOOK 0494 PAGE 0233

(2024-C-000097-MASON COUNTY- WVTB LLC)

TRUDY HATTON
PO BOX 1523
SPRINGDALE, AR 72765-1523

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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Given under my hand October 1, 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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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

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ZIP 25305 $ 008.86⁰
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL

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(2024-C-000097-MASON COUNTY-WVTB LLC)
TRUDY HATTON
PO BOX 1523
SPRINGDALE, AR 72765-1523

NIXIE 722 FE 1 0010/29/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
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BOOK 494 PAGE 234

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Office County Collections Division
1900 Kanawha Boulevard East
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BOOK 0494 PAGE 0235

9414 8091 0924 9001 9676 03

(2024-C-000097-MASON COUNTY-WVTB LLC)

MARGIE DEAL
PO BOX 1523
SPRINGDALE, AR 72765-1523

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County Collections Division
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Charleston, West Virginia 25305

BOOK 0494 PAGE 0236

(2024-C-000097-MASON COUNTY-WVTB LLC)

MARGIE DEAL
PO BOX 1523
SPRINGDALE, AR 72765-1523

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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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BOOK 0494 PAGE 0237

(2024-C-000097-MASON COUNTY- WVTB LLC)

MARGIE DEAL
PO BOX 1523
SPRINGDALE, AR 72765-1523

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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Charleston, West Virginia 25305

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(2024-C-000097-MASON COUNTY-WVTB LLC)
MARGIE DEAL
PO BOX 1523
SPRINGDALE, AR 72765-1523

NIXIE 722 FE 1 0010/29/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 25305000999 *1255-05265-23-43

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BOOK 0494 PAGE 0238

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BOOK 0494 PAGE 0239

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(2024-C-000097-MASON COUNTY-WVTB LLC)

TRUDY HATTON
578 VALLEY DR
APPLE GROVE, WV 25502

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

BOOK 0494 PAGE 0240

(2024-C-000097-MASON COUNTY-WVTB LLC)

TRUDY HATTON
578 VALLEY DR
APPLE GROVE, WV 25502

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BOOK 0494 PAGE 0241

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US POSTAGE PITNEY BOWES

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Office County Collections Division
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL

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(2024-C-000097-MASON COUNTY-WVTB LLC)
TRUDY HATTON
578 VALLEY DR
APPLE GROVE, WV 25502

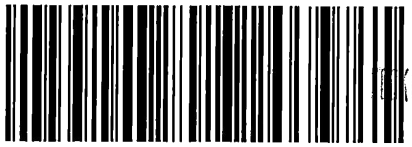
NIXIE 15290 10/23/2025
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
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BOOK 494 PAGE 242

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Charleston, West Virginia 25305

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0494 PAGE 0243

9414 8091 0924 9001 9675 97

(2024-C-000097-MASON COUNTY-WVTB LLC)

JOYCE FITZPATRICK
PO BOX 1523
SPRINGDALE, AR 72765-1523

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

BOOK 0494 PAGE 0244

(2024-C-000097-MASON COUNTY-WVTB LLC)

JOYCE FITZPATRICK
PO BOX 1523
SPRINGDALE, AR 72765-1523

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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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BOOK 0494 PAGE 0245

(2024-C-000097-MASON COUNTY- WVTB LLC)

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DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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OCT 2025 AM 3:1

US POSTAGE PITNEY BOWES

ZIP 25305 $ 008.86⁰
02 4W
0000381984 OCT. 02. 2025

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

USPS CERTIFIED MAIL

9414 8091 0924 9001 9675 97

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(2024-C-000097-MASON COUNTY-WVTB LLC)
JOYCE FITZPATRICK
PO BOX 1523
SPRINGDALE, AR 72765-1523

NIXIE 722 FE 1 0010/29/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 25305002139 *1255-05267-29-43

25305>0021 ANK

BOOK 0494 PAGE 0246

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

USPS CERTIFIED MAIL



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9414 8091 0924 9001 9678 01

(2024-C-000097-MASON COUNTY-WVTB LLC)

EDITH SERRANO
PO BOX 1523
SPRINGDALE, AR 72765-1523

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EDITH SERRANO
PO BOX 1523
SPRINGDALE, AR 72765-1523

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0249

(2024-C-000097-MASON COUNTY- WVTB LLC)

EDITH SERRANO
PO BOX 1523
SPRINGDALE, AR 72765-1523

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000097 , located in HANNAN District, 2.24 ACRES SCENIC VALLEY ESTATES LOT 7 which was returned delinquent or nonentered in the name of FITZPATRICK JOYCE ANN ET AL , 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:

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Auditor's Certification, Publication, and Redemption fee plus interest.	$211.05
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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.	**$2,711.57**

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 October 1, 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™

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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 9678 01

NOV 3 '25 AM11:09

(2024-C-000097-MASON COUNTY-WVTB LLC)
EDITH SERRANO
PO BOX 1523
SPRINGDALE, AR 72765-1523

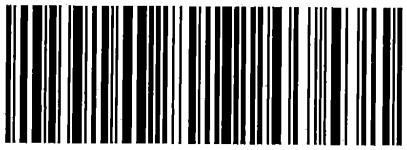
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UNABLE TO FORWARD
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BOOK0494 PAGE0250

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 9675 80

BOOK 0494 PAGE 0251



(2024-C-000097-MASON COUNTY-WVTB LLC)

EDITH SERRANO
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

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

BOOK 0494 PAGE 0252

(2024-C-000097-MASON COUNTY-WVTB LLC)

EDITH SERRANO
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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

BOOK 0494 PAGE 0253

(2024-C-000097-MASON COUNTY- WVTB LLC)

EDITH SERRANO
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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Given under my hand October 1, 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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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 0494 PAGE 0254

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9675 80. Our records indicate that this item was delivered on 10/04/2025 at 04:09 p.m. in HUNTINGTON, WV 25705. 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.

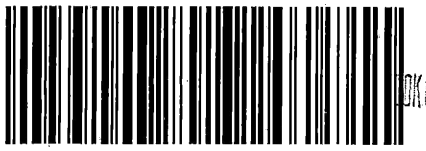
Sincerely,
United States Postal Service

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-000097 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



BK0494 PAGE0255

9414 8091 0924 9001 9674 36

(2024-C-000097-MASON COUNTY-WVTB LLC)

MARGIE E DEAL
1104 DARNELL RD
HUNTINGTON, WV 25705

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

BOOK 0494 PAGE 0256

(2024-C-000097-MASON COUNTY-WVTB LLC)

MARGIE E DEAL
1104 DARNELL RD
HUNTINGTON, WV 25705

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0257

(2024-C-000097-MASON COUNTY- WVTB LLC)

MARGIE E DEAL
1104 DARNELL RD
HUNTINGTON, WV 25705

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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Given under my hand October 1, 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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Division 1900 Kanawha Boulevard East
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

UNITED STATES POSTAL SERVICE

BOOK0494 PAGE0258

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9674 36. Our records indicate that this item was delivered on 10/04/2025 at 04:09 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient : Margie Deal
MARGIE DEAL

Address of Recipient : 1104 Darnell Rd

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.

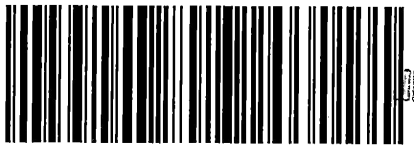
Sincerely,
United States Postal Service

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-000097 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



BOOK 0494 PAGE 0259

9414 8091 0924 9001 9678 25



(2024-C-000097-MASON COUNTY-WVTB LLC)

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

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

BOOK 0494 PAGE 0260

(2024-C-000097-MASON COUNTY-WVTB LLC)

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

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0261

(2024-C-000097-MASON COUNTY- WVTB LLC)

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

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
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UNITED STATES POSTAL SERVICE

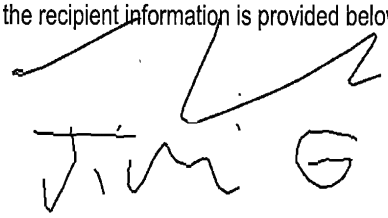
BOOK 0494 PAGE 0262

Date Produced: 10/13/2025

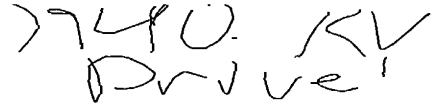
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9678 25. Our records indicate that this item was delivered on 10/08/2025 at 09:35 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.

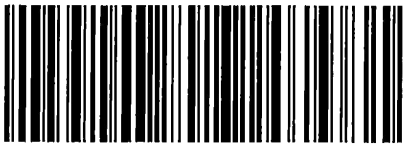
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000097 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 9674 98

BOOK 0494 PAGE 0263

(2024-C-000097-MASON COUNTY-WVTB LLC)

TRUDY HATTON
4885 DARNELL RD
HUNTINGTON, WV 25705

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

BOOK 0494 PAGE 0264

(2024-C-000097-MASON COUNTY-WVTB LLC)

TRUDY HATTON
4885 DARNELL RD
HUNTINGTON, WV 25705

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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

BOOK 0494 PAGE 0265

(2024-C-000097-MASON COUNTY- WVTB LLC)

TRUDY HATTON
4885 DARNELL RD
HUNTINGTON, WV 25705

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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Christal G. Perry

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

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Division 1900 Kanawha Boulevard East
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Charleston, West Virginia 25305
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UNITED STATES POSTAL SERVICE

BOOK 0494 PAGE 0266

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9674 98. Our records indicate that this item was delivered on 10/04/2025 at 04:09 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient : Margie Deal
MARGIE DEAL

Address of Recipient : 1104 Darnell Rd

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.

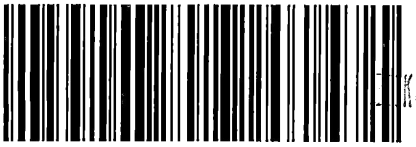
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000097 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



K0494 PAGE0267

9414 8091 0924 9001 9674 81

(2024-C-000097-MASON COUNTY-WVTB LLC)

JOYCE FITZPATRICK
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

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

BOOK 0494 PAGE 0268

(2024-C-000097-MASON COUNTY-WVTB LLC)

JOYCE FITZPATRICK
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0269

(2024-C-000097-MASON COUNTY- WVTB LLC)

JOYCE FITZPATRICK
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000097 , located in HANNAN District, 2.24 ACRES SCENIC VALLEY ESTATES LOT 7 which was returned delinquent or nonentered in the name of FITZPATRICK JOYCE ANN ET AL , 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 - 9120 .	$845.16
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 2024-9412 .	$546.31
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.	$1,109.05
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,711.57**

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 October 1, 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

BOOK0494 PAGE0270

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9674 81. Our records indicate that this item was delivered on 10/04/2025 at 04:09 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient : Margie Deal
MARGIE DEA

Address of Recipient : 1104 Darnell Rd

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.

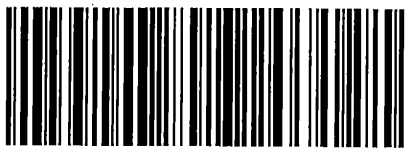
Sincerely,
United States Postal Service

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-000097 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 9675 59

BOOK 0494 PAGE 0271



(2024-C-000097-MASON COUNTY-WVTB LLC)
CURTIS PLEDGER
4885 DARNELL RD
HUNTINGTON, WV 25705

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

BOOK 0494 PAGE 0272

(2024-C-000097-MASON COUNTY-WVTB LLC)

CURTIS PLEDGER
4885 DARNELL RD
HUNTINGTON, WV 25705

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0273

(2024-C-000097-MASON COUNTY- WVTB LLC)

CURTIS PLEDGER
4885 DARNELL RD
HUNTINGTON, WV 25705

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000097 , located in HANNAN District, 2.24 ACRES SCENIC VALLEY ESTATES LOT 7 which was returned delinquent or nonentered in the name of FITZPATRICK JOYCE ANN ET AL , 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:

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Auditor's Certification, Publication, and Redemption fee plus interest.	$211.05
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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.	**$2,711.57**

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Given under my hand October 1, 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

BOOK0494 PAGE0274

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9675 59. Our records indicate that this item was delivered on 10/04/2025 at 04:09 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient : Margie Deal
MARGIE DEA

Address of Recipient : 1104 Darrell Rd

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-000097 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 9674 50

BOOK 0494 PAGE 0275



(2024-C-000097-MASON COUNTY-WVTB LLC)

MARGIE DEAL
1104 DARNELL RD
HUNTINGTON, WV 25705

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

BOOK 0494 PAGE 0276

(2024-C-000097-MASON COUNTY-WVTB LLC)

MARGIE DEAL
1104 DARNELL RD
HUNTINGTON, WV 25705

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0277

(2024-C-000097-MASON COUNTY- WVTB LLC)

MARGIE DEAL
1104 DARNELL RD
HUNTINGTON, WV 25705

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,711.57**

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Given under my hand October 1, 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 0494 PAGE 0278

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9674 50. Our records indicate that this item was delivered on 10/04/2025 at 04:09 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient : Margie Deal
MARGIE DEA

Address of Recipient : 1104 Sarrell Rd.

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-000097 MASON

UNITED STATES POSTAL SERVICE

April 1, 2026

BOOK 0494 PAGE 0279

Dear 2024 C-97 MASON COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8091 0924 9001 9678 25**.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	October 8, 2025, 9:35 am
Location:	FLORENCE, KY 41042
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	IRS ATTN ADVISORY CONSOLIDATED RECEIPTS

Shipment Details

Weight:	1.0oz

Recipient Signature

Signature of Recipient: Jim G

Address of Recipient: 1940 KY Drive

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

BOOK 0494 PAGE 0 2

USPS CERTIFIED MAIL

9414 8091 0924 9001 9674 43

(2024-C-000097-MASON COUNTY-WVTB LLC)

MARGIE E DEAL
4885 DARNELL RD
HUNTINGTON, WV 25705

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

BOOK 0494 PAGE 0281

(2024-C-000097-MASON COUNTY-WVTB LLC)

MARGIE E DEAL
4885 DARNELL RD
HUNTINGTON, WV 25705

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0282

(2024-C-000097-MASON COUNTY- WVTB LLC)

MARGIE E DEAL
4885 DARNELL RD
HUNTINGTON, WV 25705

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000097 , located in HANNAN District, 2.24 ACRES SCENIC VALLEY ESTATES LOT 7 which was returned delinquent or nonentered in the name of FITZPATRICK JOYCE ANN ET AL , 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:

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Given under my hand October 1, 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 0494 PAGE 0283

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9674 43. Our records indicate that this item was delivered on 10/04/2025 at 04:09 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient : Margie Deal
MARGIE DEA

Address of Recipient : 1104 Darnell Rd

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-000097 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 9675 42

(2024-C-000097-MASON COUNTY-WVTB LLC)

TRUDY HATTON
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

BOOK 0494 PAGE 0284

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

BOOK 0494 PAGE 0285

(2024-C-000097-MASON COUNTY-WVTB LLC)

TRUDY HATTON
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0286

(2024-C-000097-MASON COUNTY- WVTB LLC)

TRUDY HATTON
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

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Christal G. Perry

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

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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 0494 PAGE 0287

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9675 42. Our records indicate that this item was delivered on 10/04/2025 at 04:09 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient : Margie Deal
MARGIE DEA

Address of Recipient : 1104 Darnell Rd

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.

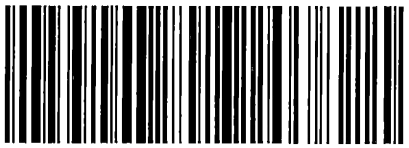
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000097 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 9675 66



(2024-C-000097-MASON COUNTY-WVTB LLC)

CURTIS PLEDGER
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

BOOK 0 4 9 4 PAGE 0 2 8 3

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

BOOK 0494 PAGE 0289

(2024-C-000097-MASON COUNTY-WVTB LLC)

CURTIS PLEDGER
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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

BOOK 0494 PAGE 0290

(2024-C-000097-MASON COUNTY- WVTB LLC)

CURTIS PLEDGER
1104 DARNELL RD
HUNTINGTON, WV 25705-7143

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 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.	$1,109.05
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,711.57**

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 October 1, 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 0494 PAGE 0291

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9675 66. Our records indicate that this item was delivered on 10/04/2025 at 04:09 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient : Margie Deal
MARGIE DEA

Address of Recipient : 1104 Darnell Rd

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.

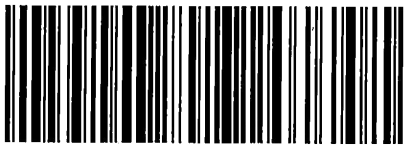
Sincerely,
United States Postal Service

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-000097 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 9674 74



(2024-C-000097-MASON COUNTY-WVTB LLC)

JOYCE FITZPATRICK
4885 DARNELL RD
HUNTINGTON, WV 25705

BOOK 494 PAGE 292

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

BOOK 0494 PAGE 0293

(2024-C-000097-MASON COUNTY-WVTB LLC)

JOYCE FITZPATRICK
4885 DARNELL RD
HUNTINGTON, WV 25705

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0294

(2024-C-000097-MASON COUNTY- WVTB LLC)

JOYCE FITZPATRICK
4885 DARNELL RD
HUNTINGTON, WV 25705

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000097 , located in HANNAN District, 2.24 ACRES SCENIC VALLEY ESTATES LOT 7 which was returned delinquent or nonentered in the name of FITZPATRICK JOYCE ANN ET AL , 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 - 9120 .	$845.16
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 2024-9412 .	$546.31
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.	$1,109.05
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,711.57**

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 October 1, 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 0494 PAGE 0295

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9674 74. Our records indicate that this item was delivered on 10/04/2025 at 04:09 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient : Margie Deal
MARGIE DEA

Address of Recipient : 1104 Darrell Rd

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-000097 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 9675 73

(2024-C-000097-MASON COUNTY-WVTB LLC)

EDITH SERRANO
4885 DARNELL RD
HUNTINGTON, WV 25705

BOOK 0494 PAGE 0296

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

BOOK 0494 PAGE 0297

(2024-C-000097-MASON COUNTY-WVTB LLC)

EDITH SERRANO
4885 DARNELL RD
HUNTINGTON, WV 25705

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0298

(2024-C-000097-MASON COUNTY- WVTB LLC)

EDITH SERRANO
4885 DARNELL RD
HUNTINGTON, WV 25705

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000097 , located in HANNAN District, 2.24 ACRES SCENIC VALLEY ESTATES LOT 7 which was returned delinquent or nonentered in the name of FITZPATRICK JOYCE ANN ET AL , 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:

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Given under my hand October 1, 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 0494 PAGE 0299

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient : Margie Deal
MARGIE DEA

Address of Recipient : 1104 Sarrell Rd

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Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000097 MASON

(2024-C-000097-MASON COUNTY-WVTB LLC)

BOOK 0494 PAGE 0300

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPAT'RICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO CURTIS PLEDGER, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heire 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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$546.31

Additional taxes with interest.

$0.00

Auditor's Certification Publication

DEC 29 '25 PM12:03

Additional taxes with interest.

$0.00

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

$211.05

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Given under my hand October 1, 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#1492249

BOOK 0494 PAGE 0301

DEC 23 '25 PM 12:03

BOOK 0494 PAGE 0302

PUBLISHER'S CERTIFICATE

I, Carole Wilkinson,
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:

(2024-C-000097-MASON COUNTY-WVTB LLC)

Ad# 1492249

was published in THE RIVER CITIES TRIBUNE 3 time(s) commencing on 12/02/2025 and ending on 12/16/2025 at the request of

WV STATE AUDITOR'S OFFICE - RIVE.

Given under my hand this 12/16/2025.

The publisher's fee for said publication is: $107.58.

Classified Manager of
THE RIVER CITIES TRIBUNE

Subscribed to and sworn to before me this
12/16/2025

Notary Public in and for Gallia, Meigs and Mason Counties

My commission expires on

The 7th day of DEC 29 2030

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

(2024-C-000097-MASON COUNTY-WVTB LLC)

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPAT'RICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO CURTIS PLEDGER, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heire 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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$546.31

Additional taxes with interest.

$0.00

Auditor's Certification Publication

BOOK 0494 PAGE 0303

DEC 23 '25 PM 12:25

Additional taxes with interest.

$0.00

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

$211.05

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$1,109.05

Additional Statutory Fees with interest.

$0.00

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

$2,711.57

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Given under my hand October 1, 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#1492250

BOOK 0494 PAGE 0304

DEC 29 '25 PM 12:25

PUBLISHER'S CERTIFICATE

I, Tamra Lawson, 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:

RECEIVED OAG DEC 29 2025 PM 12:25 0305

(2024-C-000097-MASON COUNTY-WVTB LLC)

Ad# 1492250

was published in THE RIVER CITIES REGISTER 3 time(s) commencing on 12/05/2025 and ending on 12/19/2025 at the request of

WV STATE AUDITOR'S OFFICE - RIVE.

Given under my hand this 12/19/2025.

The publisher's fee for said publication is: $107.58.

Tamra Lawson

Classified Manager of
THE RIVER CITIES REGISTER

Subscribed to and sworn to before me this 12/19/2025

Notary Public in and for Gallia, Meigs and Mason Counties

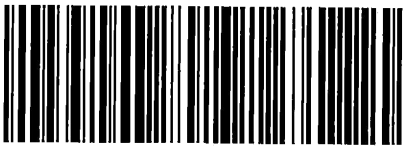
My commission expires on

The 7th day of January 20 30

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

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 9002 3034 48



(2024-C-000097 - MASON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

BOOK 494 PAGE 306

{C191D7E1-D5A1-45ED-9356790E025F10B6}[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

BOOK 0494 PAGE 0307

State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
08/12/2026

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

RE: MASON COUNTY 2024-C-000097
CARL D CASTEEL
207 CEDAR HTS
HUNTSVILLE, AR 72740

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. As part of that step, you are requested to conduct a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records.

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 ***thirty (30) days*** from the receipt of this letter the additional address and an additional estimated cost of **$121.24** 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

BOOK 0494 PAGE 0308

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.

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

BOOK 0494 PAGE 0309

State of West Virginia

**State Auditor and
Commissioner of Delinquent
and Nonentered Lands**

Dear Purchaser:

Personal service on the above captioned individual was returned to the West Virginia State Auditor's Office as a result of the process server's **Affidavit of Non-Service**.

Please contact your attorney to see how you wish to ensure service of process. If all service of process has been exhausted on this property, then you or your attorney must provide our office with the enclosed affidavit indicating that you conducted a subsequent search of all publicly available county records, including but not limited to county tax records and the county clerk's records, and no new addresses for the person designated as being entitled to notice to redeem were discovered through due diligence. If this affidavit is completed by you as the purchaser, then your signature must be notarized. For our office to accept an affidavit a request for publication along with the funds to complete this publication must accompany this affidavit if publication was not requested in your original request. You may visit our website at **https://www.wvsao.gov/CountyCollections/Default#NTRCalculator** to calculate this cost. Please provide the West Virginia State Auditor's Office with that information within the reasonable period of time of thirty (30) days from the receipt of this letter if you wish to continue with the deed process.

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

Sincerely,

County Collections Division

AFFIDAVIT OF EXHAUSTION FOR PURCHASER

BOOK 0194 PAGE 0310

County: _____

Certificate Number: _____

Purchaser Name: _____

I, _____, on behalf of the purchaser of the above listed tax lien, hereby certify that I have undertaken a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records, to discover any new addresses for the person/persons that were previously designated in the purchaser's notice to redeem list and which were returned as unclaimed or undeliverable. Through execution of proper due diligence in conducting a subsequent search, I certify that I was unable to identify any new addresses. Insofar as no additional addresses were discovered in the county records, I request that publication be utilized as a final step in the notice process.

Complete the following paragraph only if a party entitled to notice is discovered to be deceased.

I, _____, affirm that _____, a party previously designated by the purchaser as entitled to notice to redeem, is deceased and that their administrator/executor has previously been provided with notice to redeem or no administrator/executor was ever appointed.

I swear or affirm under penalty of law that the above information is true and accurate:

_____

Applicant

State of: _____,

County of: _____,

The foregoing instrument was acknowledged by me this _____day of _____, 20__, by _____.

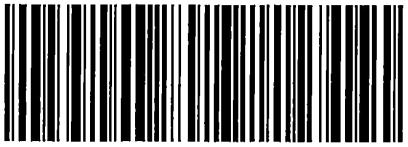
My commission expires: _____, _____.

_____.

Notary Public

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 9002 1745 81

BOOK 0494 PAGE 0311



(2024-C-000097 - MASON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

{C191D7E1-D5A1-45ED-9356790E025F10B6}[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
04/02/2026

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

RE: MASON COUNTY 2024-C-000097
CARL D CASTEEL
207 CEDAR HTS
HUNTSVILLE, AR 72740

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. As part of that step, you are requested to conduct a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records.

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 ***thirty (30) days*** from the receipt of this letter the additional address and an additional estimated cost of **$120.86** 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

BOOK 0494 PAGE 0313

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

Supplemental Notice to Redeem Form

BOOK 0494 PAGE 0314

Total Cost: $120.86

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-000097

County: MASON

Legal Description: 2.24 ACRES SCENIC VALLEY ESTATES LOT 7

Map: 482 Parcel: 0001 0012 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
☐	☐	☐	☑	☐	☐	☐

CARL D CASTEEL
207 CEDAR HTS
HUNTSVILLE, AR 72740
USA

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

'25 NOV 6 AM 11:16

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

BOOK 0494 PAGE 0315

(2024-C-000097-MASON COUNTY-WVTB LLC)
CARL D CASTEEL - PERSONAL SERVICE
207 CEDAR HTS
HUNTSVILLE, AR 72740

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

BOOK 0494 PAGE 0316

(2024-C-000097-MASON COUNTY-WVTB LLC)

CARL D CASTEEL - PERSONAL SERVICE
207 CEDAR HTS
HUNTSVILLE, AR 72740

To: JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, MARGIE E DEAL, MARGIE E DEAL, MARGIE DEAL, CARL D CASTEEL, JOYCE FITZPATRICK, JOYCE FITZPATRICK, TRUDY HATTON, TRUDY HATTON, CURTIS PLEDGER, CURTIS PLEDGER, EDITH SERRANO, EDITH SERRANO, JOYCE FITZPATRICK, MARGIE DEAL, TRUDY HATTON, EDITH SERRANO, CURTIS PLEDGER, 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 0494 PAGE 0317

(2024-C-000097-MASON COUNTY- WVTB LLC)

CARL D CASTEEL - PERSONAL SERVICE
207 CEDAR HTS
HUNTSVILLE, AR 72740

DISTRICT HANNAN MAP 482 PARCEL 0001 0012 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000097 , located in HANNAN District, 2.24 ACRES SCENIC VALLEY ESTATES LOT 7 which was returned delinquent or nonentered in the name of FITZPATRICK JOYCE ANN ET AL , 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 August 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 31, 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 - 9120 .	$881.59
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 2024-9412 .	$570.36
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$213.80
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$1,161.17
Additional Statutory Fees with Interest.	$138.74
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,965.66**

You may redeem at any time before July 31, 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 May 29, 2026

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

BOOK 0494 PAGE 0318

AFFIDAVIT OF SERVICE

State of West Virginia **County of Mason**

Case Number: 2024-C-97

WVTB LLC

Received by FALCON EXPRESS SERVICES, LLC on the 26th day of June, 2026 at 10:12 am to be served on **Carl D Casteel, 207 Cedar Hts, Huntsville, AR 72740**.

I, Brian Smith, being duly sworn, depose and say that on the **26th day of June, 2026** at **3:46 pm**, I:

POSTED by attaching a true copy of the **CERTIFICATE OF SALE NOTICE** to a conspicuous place on the property of the within named person's **LAST KNOWN DWELLING PLACE OR LAST KNOWN USUAL PLACE OF ABODE** at the address of: **207 Cedar Hts, Huntsville, AR 72740**.

Additional Information pertaining to this Service:
6/26/2026 3:46 pm 207 Cedar Hts, Huntsville, AR 72740
Resident states that the address is bad. A posting was conducted

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.

Brian Smith
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2026006289

Subscribed and Sworn to before me on the 29th day of June, 2026 by the affiant who is personally known to me.

Sarah Janine Pratt
NOTARY PUBLIC
My Commission Expires: 09/20/2029

SARAH JANINE PRATT
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES SEPTEMBER 20, 2029
TANEY COUNTY
COMMISSION #17139703

JUL 13'26 PM12:11

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AFFIDAVIT OF EXHAUSTION FOR PURCHASER BOOK 494 PAGE 319

County: MASON

Certificate Number: 2024-C-000097/CARL D CASTEEL

Purchaser Name: WVTB LLC

I, Oak Hall, member, on behalf of the purchaser of the above listed tax lien, hereby certify that I have undertaken a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records, to discover any new addresses for the person/persons that were previously designated in the purchaser's notice to redeem list and which were returned as unclaimed or undeliverable. Through execution of proper due diligence in conducting a subsequent search, I certify that I was unable to identify any new addresses. Insofar as no additional addresses were discovered in the county records, I request that publication be utilized as a final step in the notice process.

Complete the following paragraph only if a party entitled to notice is discovered to be deceased.

I, _____, affirm that _____, a party previously designated by the purchaser as entitled to notice to redeem, is deceased and that their administrator/executor has previously been provided with notice to redeem or no administrator/executor was ever appointed.

I swear or affirm under penalty of law that the above information is true and accurate:

_____
Applicant

State of: WV,
County of: Pocahontas,

AUG 24 '26 PM 1:48

The foregoing instrument was acknowledged by me this 13 day of August, 2026, by Jonathan Annett.

My commission expires: 11/21/28, _____.

_____
Notary Public

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Jonathan David Annett
Red Oak Realty
18102 Seneca trl
Marlinton WV 24954
My Commission Expires November 21, 2028

Mason County
Diana N Crowley, Clerk
Instrument 350780
10/08/2026 @ 03:18:02 PM
TAX DEED
Book 494 @ Page 169
Pages Recorded 151
Recording Cost $ 212.00
Transfer Tax $ 30.25
Farm Land Tax $ 12.10