Instrument 202600000882
Book 1409 @ Page 476-595

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

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

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of June, in the year 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of $3,000.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2023-C-000280	FREELAND LOVEY & WILLIAM

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

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

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

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000280	LT 25 CHATHAM HILL (PLAT 502-33)	Lincoln District

The undersigned hereby declares that the consideration paid for the conveyance is $3,000.00.

Witness the following signature:

Christal G. Perry

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

State of West Virginia
County of Kanawha, to wit:

I, David Cole, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 12th day of January, 2026, has acknowledge the same before me in said County.

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

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: 2023-C- 000280

MARION COUNTY COUNTY 11 LINCOLN DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 11 13 0041 0000 0000 ACCOUNT # 00018671

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000021840	FREELAND LOVEY & WILLIAM	LT 25 CHATHAM HILL (PLAT 502-33)
	21 MIRKWOOD LN	
	FARMINGTON	WV 26571

DELINQUENT TAXES	465.74
INTEREST	34.93
PUBLICATIONS & NOTICES	65.00
CERT PUBLICATION	15.00
SUBSEQUENT TAXES	AMOUNT
2023 0000021716	495.54
TOTAL	1076.21

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

SHERIFF, COUNTY OF MARION COUNTY

SALE APPROVAL LETTER

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

Certificate of Sale Number: MARION COUNTY 2023-C-000280

Memorandum of real estate sold in the county of MARION on this 28th day of June, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: LT 25 CHATHAM HILL (PLAT 502-33)

District: LINCOLN **Map:** 13 **Parcel:** 0041 0000 0000

Taxpayer:

FREELAND LOVEY & WILLIAM
21 MIRKWOOD LN
FARMINGTON, WV 26571

Delinquent Taxes: 2022 - 21840	$580.67
Interest on Delinquent Taxes	$46.45
Subsequent Taxes: 2023-21716	$529.61
Back Taxes:	$0.00
Certification Fee	$25.75
Publication Fee	$30.60
Auditor's Fee	$89.06
Courthouse Facility Improvement Fund	$10.00
Amount of Bid	**$3,000.00**
Amount Due	**$1,312.14**
Surplus	**$1,687.86**

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by October 26, 2024, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

{51558690-1E46-4BF8-BA3A2AB9C0851F02}[APPROVAL LETTER]

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: $381.14

Billing Name / Organization: WVTK LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-000280

County: MARION COUNTY

Legal Description: LT 25 CHATHAM HILL (PLAT 502-33)

Map: 13 Parcel: 0041 0000 0000

Name and address of those to be notified

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

LOVELY FREELAND
365 NORWAY RD
FAIRMONT, WV 26554
USA

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

WILLIAM FREELAND
365 NORWAY RD
FAIRMONT, WV 26554
USA

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

THE CINCINNATI INSURANCE COMPANY
PO BOX 1926
HUNTINGTON, WV 25720
USA

OCT 25 '24 AM 11:43

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

LOVELY FREELAND
21 MIRKWOOD ST
FARMINGTON, WV 26571
USA

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

WILLIAM FREELAND
21 MIRKWOOD ST
FARMINGTON, WV 26571
USA

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

OCCUPANT
21 MIRKWOOD ST
FARMINGTON, WV 26571-8900
USA

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

LOVELY FREELAND
21 MIRKWOOD LN
FARMINGTON, WV 26571
USA

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

WILLIAM FREELAND
21 MIRKWOOD LN
FARMINGTON, WV 26571
USA

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

OCT 25 '24 AM11:43

OCCUPANT
21 MIRKWOOD ST
FARMINGTON, WV 26571
USA

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

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

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

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.

OCT 25 '24 AM11:43

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

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

RE: FREELAND LOVEY & WILLIAM

LT 25 CHATHAM HILL (PLAT 502-33)
LINCOLN District
Marion County, West Virginia

Certificate No. 2023-C-000280 CIN CTS-24-2023-280

Dear Oak Hall,

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

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

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



OCT 25 '24 AM11:44

TITLE WORKSHEET

MARION County - 24

Name(s) FREELAND LOVEY & WILLIAM
LINCOLN Dist (11) Map 0013 Parcel 0041 Sub 0000SPLIT0000
Description LT 25 CHATHAM HILL (PLAT 502-33)

TITLE WORK CODE: CTS-24-2023-280
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019: FREELAND LOVEY & WILLIAM **Book/Page:** 1222/ 501 **Tax Class:** 2
LANDBOOK 2021: FREELAND LOVEY & WILLIAM **Book/Page:** 1222 / 501 **Tax Class:** 2
LANDBOOK 2018: BAYVIEW LOAN SERVICING LLC **Book/Page:** 1210/ 359 **Tax Class:** 3
LANDBOOK 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001: RAMAGE DAVID & JUDY **Book/Page:** 776/ 0353 **Tax Class:** 2

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

TRANSFERS	GRANTOR		GRANTEE
Description LOT 25 Description CHATHAM HILL Description LINCOLN DISTRICT			
01/17/2018	BAYVIEW LOAN SERVICING LLC	DEED 1222/501	FREELAND LOVELY FREELAND WILLIAM
Description LT 25 Description CHATHAM HILL Description LINCOLN DISTRICT			
06/01/2017	SENECA TRUSTEES INC TRUSTEE RAMAGE JUDY BY TRUSTEE RAMAGE DAVID BY TRUSTEE	DEED 1210/359	BAYVIEW LOAN SERVICING LLC
""			
01/17/1974	ADALINE WOODS VANGILDER HAROLD VANGILDER	DEED 776/353	RAMAGE DAVID & JUDY
""			
11/16/1967	MATTHEW D WOODS MARY K WOODS	DEED 723/159	ADALINE WOODS VANGILDER

Adverse Item Table	OC/FT	DT	liens
FREELAND LOVELY			JUDGEMENT-47-344
FREELAND WILLIAM			JUDGEMENT-47-345

REFERENCE ITEMS

JTROS

grantee address is blank

Physical
21 Mirkwood St
Farmington, WV 26571

24-DEED-1222-501

DB-1040-566,DB-1028-267,DT-907-392,JUDGMENT NC-48-31,STATE TAX RELEASE-252-654,RELEASE-238-627,ST TAX LIEN-20-527,DB-1338-350,DB-1068-465,DEATH-29-613,DB-906-19,JUDGEMENT-16-1147,EASEMENT AGREEMENT-846-488,TAX LIEN-2-28A,RELEASE-179-1086,TAX LIEN-5-858,FIDUCIARY BOND BOOK-49-548,FIDUCIARY AFFIDAVIT BOOK-31-565,PROBATE ORDER-59-116,APPRAISEMENT-381-710,IT/REL-21-1035,SETTLEMT NC-484-1094,MARRIAGE-95-33,POA-71-1,JUDGMENT NC-48-32,AFFIDAVIT FIDUCIARY BOOK-175-240,AFFIDAVIT FIDUCIARY BOOK-175-243

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 5629 76

(2023-C-000280-MARION COUNTY-WVTK LLC)

TIMES WEST VIRGINIAN
PO BOX 1599
BLUEFIELD, WV 24701

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



(2023-C-000280-MARION COUNTY-WVTK LLC)

TIMES WEST VIRGINIAN
PO BOX 1599
BLUEFIELD, WV 24701

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

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

(2023-C-000280-MARION COUNTY- WVTK LLC)

TIMES WEST VIRGINIAN
PO BOX 1599
BLUEFIELD, WV 24701

DISTRICT LINCOLN MAP 13 PARCEL 0041 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000280 , located in LINCOLN District, LT 25 CHATHAM HILL (PLAT 502-33) which was returned delinquent or nonentered in the name of FREELAND LOVEY & WILLIAM , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 21840 .	$685.19
Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-21716 .	$579.77
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$950.20
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,427.01**

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

Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

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

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

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

(2023-C-000280-MARION COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
21 MIRKWOOD ST
FARMINGTON, WV 26571

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

(2023-C-000280-MARION COUNTY-WVTK LLC)

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21 MIRKWOOD ST
FARMINGTON, WV 26571

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(2023-C-000280-MARION COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
21 MIRKWOOD ST
FARMINGTON, WV 26571-8900

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

(2023-C-000280-MARION COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
21 MIRKWOOD ST
FARMINGTON, WV 26571-8900

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FARMINGTON, WV 26571-8900

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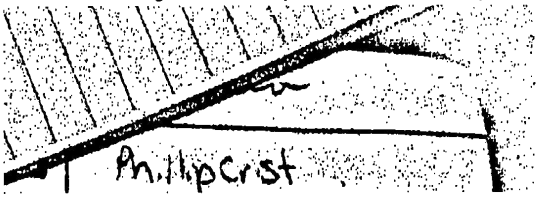
UNITED STATES POSTAL SERVICE.

Date Produced: 12/16/2024

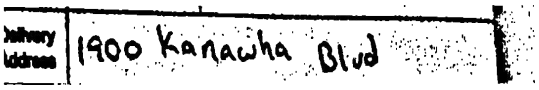
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5576 06. Our records indicate that this item was delivered on 12/15/2024 at 03:49 p.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: 2023-C-000280 MARION

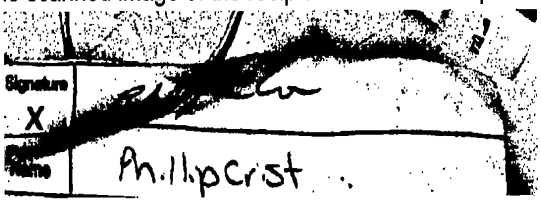
UNITED STATES POSTAL SERVICE

Date Produced: 12/16/2024

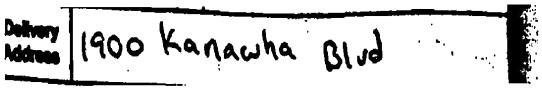
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5576 06. Our records indicate that this item was delivered on 12/14/2024 at 05:00 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000280 MARION

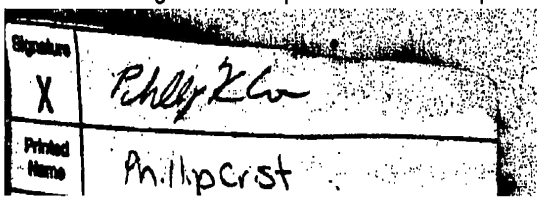
UNITED STATES POSTAL SERVICE

Date Produced: 12/23/2024

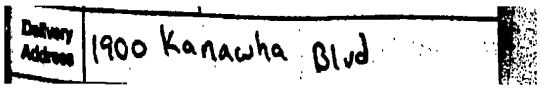
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5576 13. Our records indicate that this item was delivered on 12/16/2024 at 06:56 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: 2023-C-000280 MARION

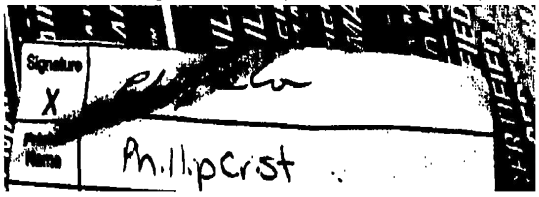
UNITED STATES POSTAL SERVICE

Date Produced: 12/23/2024

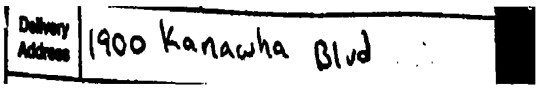
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5576 13. Our records indicate that this item was delivered on 12/16/2024 at 06:44 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: 2023-C-000280 MARION

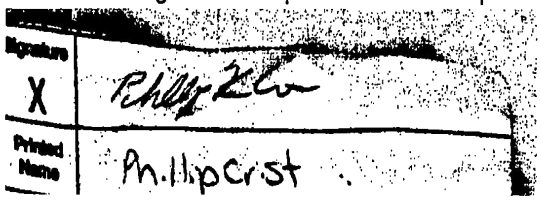
UNITED STATES POSTAL SERVICE

Date Produced: 01/06/2025

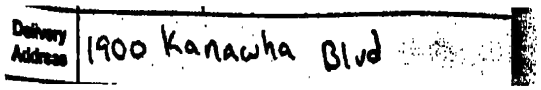
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5576 68. Our records indicate that this item was delivered on 12/31/2024 at 05:47 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: 2023-C-000280 MARION

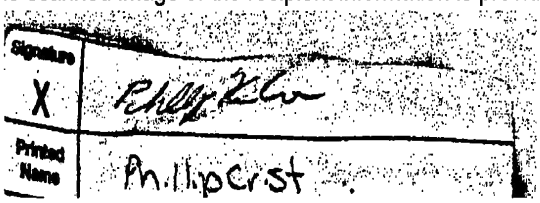
UNITED STATES POSTAL SERVICE

Date Produced: 01/27/2025

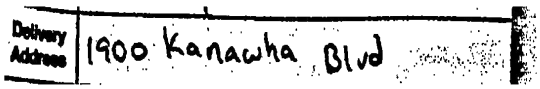
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5576 37. Our records indicate that this item was delivered on 01/21/2025 at 07:00 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: 2023-C-000280 MARION

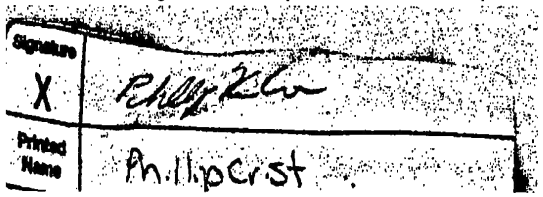
UNITED STATES POSTAL SERVICE

Date Produced: 01/27/2025

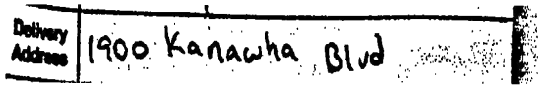
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5576 51. Our records indicate that this item was delivered on 01/21/2025 at 07:00 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: 2023-C-000280 MARION

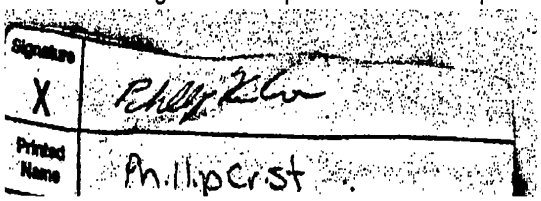
UNITED STATES POSTAL SERVICE

Date Produced: 01/27/2025

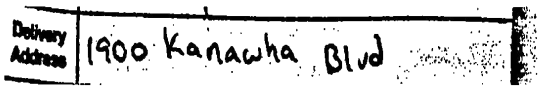
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5576 44. Our records indicate that this item was delivered on 01/21/2025 at 07:00 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: 2023-C-000280 MARION

UNITED STATES POSTAL SERVICE

Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7520 87. Our records indicate that this item was delivered on 06/18/2025 at 11:10 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: 2023-C-000280 MARION COUNTY

UNITED STATES POSTAL SERVICE

Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7529 33. Our records indicate that this item was delivered on 06/18/2025 at 11:10 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Arnett

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: 2023-C-000280 MARION COUNTY

UNITED STATES POSTAL SERVICE

Date Produced: 06/23/2025

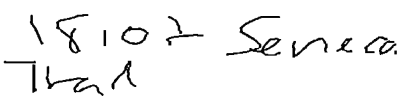
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7525 75. Our records indicate that this item was delivered on 06/18/2025 at 11:10 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: 2023-C-000280 MARION COUNTY

UNITED STATES POSTAL SERVICE.

Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7543 95. Our records indicate that this item was delivered on 06/18/2025 at 11:10 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: 2023-C-000280 MARION COUNTY

UNITED STATES POSTAL SERVICE

Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7548 14. Our records indicate that this item was delivered on 06/18/2025 at 11:10 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: 2023-C-000280 MARION COUNTY

UNITED STATES POSTAL SERVICE

Date Produced: 10/27/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 0382 89. Our records indicate that this item was delivered on 10/24/2025 at 12:11 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Arnett

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: 2023-C-000280 MARION COUNTY

UNITED STATES POSTAL SERVICE

Date Produced: 10/27/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 0387 39. Our records indicate that this item was delivered on 10/24/2025 at 12:11 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient : Jonathan Arnett

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: 2023-C-000280 MARION COUNTY

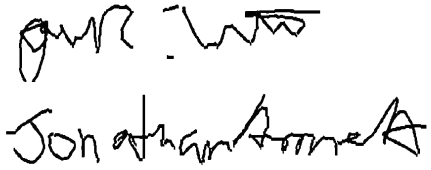
UNITED STATES POSTAL SERVICE

Date Produced: 06/23/2025

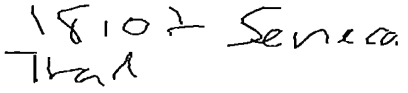
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7540 43. Our records indicate that this item was delivered on 06/18/2025 at 11:10 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.

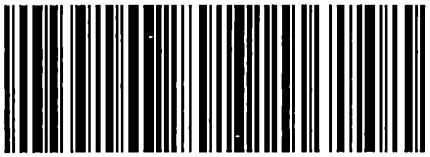
Sincerely,
United States Postal Service

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: 2023-C-000280 MARION COUNTY

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5570 26



(2023-C-000280-MARION COUNTY-WVTK 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

(2023-C-000280-MARION COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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

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

(2023-C-000280-MARION COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT LINCOLN MAP 13 PARCEL 0041 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000280 , located in LINCOLN District, LT 25 CHATHAM HILL (PLAT 502-33) which was returned delinquent or nonentered in the name of FREELAND LOVEY & WILLIAM , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 21840 .	$685.19
Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-21716 .	$579.77
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$950.20
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,427.01**

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

Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

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

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

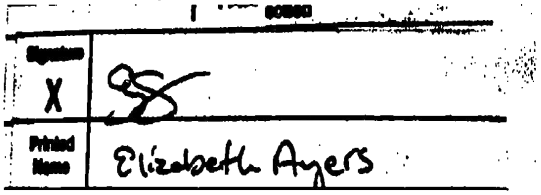
UNITED STATES POSTAL SERVICE

Date Produced: 11/25/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5570 26. Our records indicate that this item was delivered on 11/23/2024 at 10:03 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: 2023-C-000280 MARION

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 5570 19

(2023-C-000280-MARION COUNTY-WVTK LLC)

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

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

(2023-C-000280-MARION COUNTY-WVTK LLC)

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

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

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

(2023-C-000280-MARION COUNTY- WVTK LLC)

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

DISTRICT LINCOLN MAP 13 PARCEL 0041 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000280 , located in LINCOLN District, LT 25 CHATHAM HILL (PLAT 502-33) which was returned delinquent or nonentered in the name of FREELAND LOVEY & WILLIAM , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 21840 .	$685.19
Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-21716 .	$579.77
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$950.20
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,427.01**

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

Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

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

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

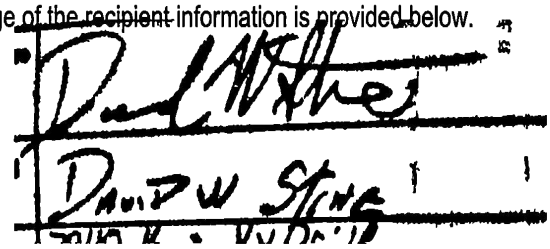
UNITED STATES POSTAL SERVICE

Date Produced: 12/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5570 19. Our records indicate that this item was delivered on 11/25/2024 at 12:34 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000280 MARION

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 5576 20

(2023-C-000280-MARION COUNTY-WVTK LLC)

THE CINCINNATI INSURANCE COMPANY
PO BOX 1926
HUNTINGTON, WV 25720

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



(2023-C-000280-MARION COUNTY-WVTK LLC)

THE CINCINNATI INSURANCE COMPANY
PO BOX 1926
HUNTINGTON, WV 25720

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

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

(2023-C-000280-MARION COUNTY- WVTK LLC)

THE CINCINNATI INSURANCE COMPANY
PO BOX 1926
HUNTINGTON, WV 25720

DISTRICT LINCOLN MAP 13 PARCEL 0041 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000280 , located in LINCOLN District, LT 25 CHATHAM HILL (PLAT 502-33) which was returned delinquent or nonentered in the name of FREELAND LOVEY & WILLIAM , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 21840 .	$685.19
Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-21716 .	$579.77
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$950.20
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,427.01**

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Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

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

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

UNITED STATES POSTAL SERVICE

Date Produced: 12/16/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5576 20. Our records indicate that this item was delivered on 12/12/2024 at 11:09 a.m. in HUNTINGTON, WV 25701. The scanned image of the recipient information is provided below.

Signature of Recipient :

Ethan Bell

Address of Recipient :

1926

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Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000280 MARION

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

USPS CERTIFIED MAIL

9414 8091 0924 9001 5576 44

(2023-C-000280-MARION COUNTY-WVTK LLC)

WILLIAM FREELAND
21 MIRKWOOD ST
FARMINGTON, WV 26571

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



(2023-C-000280-MARION COUNTY-WVTK LLC)

WILLIAM FREELAND
21 MIRKWOOD ST
FARMINGTON, WV 26571

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

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(2023-C-000280-MARION COUNTY- WVTK LLC)

WILLIAM FREELAND
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FARMINGTON, WV 26571

DISTRICT LINCOLN MAP 13 PARCEL 0041 0000 0000

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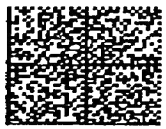
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Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



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JAN 21 '25 PM 11:36

(2023-C-000280-MARION COUNTY-WVTK LLC)
WILLIAM FREELAND
21 MIRKWOOD ST
FARMINGTON, WV 26571

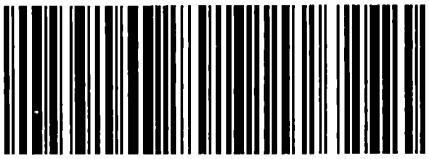
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9414 8091 0924 9001 5576 13



(2023-C-000280-MARION COUNTY-WVTK LLC)

WILLIAM FREELAND
365 NORWAY RD
FAIRMONT, WV 26554

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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365 NORWAY RD
FAIRMONT, WV 26554

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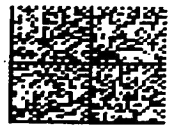
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Charleston, West Virginia 25305

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(2023-C-000280-MARION COUNTY-WVTK LLC)
WILLIAM FREELAND
365 NORWAY RD
FAIRMONT, WV 26554

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(2023-C-000280-MARION COUNTY-WVTK LLC)

WILLIAM FREELAND
21 MIRKWOOD LN
FARMINGTON, WV 26571

West Virginia State Auditor's Office
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1900 Kanawha Boulevard East
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JAN 2 '25 AM 10:54

(2023-C-000280-MARION COUNTY-WVTK LLC)
WILLIAM FREELAND
21 MIRKWOOD LN
FARMINGTON, WV 26571

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(2023-C-000280-MARION COUNTY-WVTK LLC)

LOVELY FREELAND
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JAN 21 '25 AM 11:35

(2023-C-000280-MARION COUNTY-WVTK LLC)
LOVELY FREELAND
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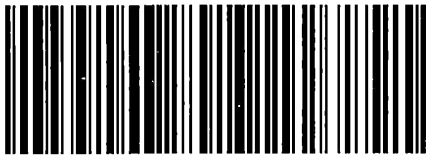
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(2023-C-000280-MARION COUNTY-WVTK LLC)

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FAIRMONT, WV 26554

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USPS CERTIFIED MAIL

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DEC 16 '24 AM11:31

(2023-C-000280-MARION COUNTY-WVTK LLC)
LOVELY FREELAND.
365 NORWAY RD
FAIRMONT, WV 26554

NIXIE 152 DE 1 0012/10/24
RETURN TO SENDER
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BC: 25305000999 *0171-02507-21-46

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JAN 21 '25 AM 11:36

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UNABLE TO FORWARD

MANUAL PROC REQ *0171-02504-21-46

TIMES-WEST VIRGINIAN

300 Quincy Street, Fairmont, WV 26554-3136
www.timeswv.com Phone: 304-367-2500 • Fax: 304-367-2569

JR 3 25- 23

Affidavit of Publication

STATE OF WEST VIRGINIA
COUNTY OF MARION,

I, Jeremy Basham, of the Times-West Virginian, a daily newspaper published in the city of Fairmont, county of Marion, West Virginia, do certify that the notice attached hereto under the caption;

Legal Advertisements

was published in the said Times-West Virginian 3 time(s) on the following day(s), namely Times-West Virginian: 12/11/24, 12/18/24, 12/25/24.

Publication Fee: $204.99

Signed: Jeremy Basham

Taken, subscribed and sworn to before me this day 12/25/2024

My commission expires: May 21, 2027

Notary Public Donna S Fox

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Donna S Fox
The Bluefield Daily Telegraph
928 Bluefield Avenue
Bluefield, WV 24701
My Commission Expires May 21, 2027

AD# 842176
Y

(2023-C-000280 - MARION COUNTY- WVTK LLC)

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

DISTRICT LINCOLN MAP 13 PARCEL 0041 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No.** 2023-C-000280, located in LINCOLN District, LT 25 CHATHAM HILL (PLAT 502-33) which was returned delinquent or nonentered in the name of FREELAND LOVEY & WILLIAM, and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date the certification, with interest, for tax year ticket number 2022 - 21840.
$685.19

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

Subsequent of taxes paid on the property, with interest to for tax year 2023-21716.
$579.77

Additional taxes with interest.
$0.00

Auditor's Certification, Publication, and Redemption fee plus interest.
$211.85

Amount paid for the Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.
$950.20

Additional Statutory Fees with Interest.
$0.00

Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.
$2,427.01

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

Given under my hand November 21, 2024
G. Russell Rollyson Jr.
G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and Nonentered Lands of MARION 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

ENTERED

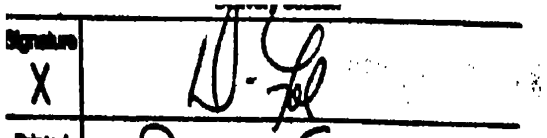
UNITED STATES POSTAL SERVICE

Date Produced: 12/09/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5629 76. Our records indicate that this item was delivered on 12/03/2024 at 12:53 p.m. in BLUEFIELD, WV 24701. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	Donna Fox

Address of Recipient :

Delivery Address	P.O Box 1599 Bluefield WV

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000280 MARION

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



(2023-C-000280-MARION COUNTY-WVTK LLC)

THE CINCINNATI INSURANCE COMPANY - SECRETARY OF STATE
PO BOX 1926
HUNTINGTON, WV 25720

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



(2023-C-000280-MARION COUNTY-WVTK LLC)

THE CINCINNATI INSURANCE COMPANY - SECRETARY OF STATE
PO BOX 1926
HUNTINGTON, WV 25720

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

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

(2023-C-000280-MARION COUNTY- WVTK LLC)

THE CINCINNATI INSURANCE COMPANY - SECRETARY OF STATE
PO BOX 1926
HUNTINGTON, WV 25720

DISTRICT LINCOLN MAP 13 PARCEL 0041 0000 0000

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Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-21716 .	$579.77
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$950.20
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,427.01**

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

Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of MARION 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

June 9, 2025

Dear 2023 C 280 MARION COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 1251 3410 0004 0834 53**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	February 4, 2025, 11:50 am
Location:	HUNTINGTON, WV 25701
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Recipient Signature

Signature of Recipient: Ethan Bella

Address of Recipient: 1926

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

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

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

(2023-C-000280-MARION COUNTY-WVTK LLC)

THE CINCINNATI INSURANCE COMPANY - SECRETARY OF STATE
PO BOX 1926
HUNTINGTON, WV 25720

ACCEPTED FOR
SERVICE OF PROCESS

2025 JAN 30 A 10:00

SECRETARY OF STATE
STATE OF WEST VIRGINIA

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

(2023-C-000280-MARION COUNTY-WVTK LLC)

THE CINCINNATI INSURANCE COMPANY - SECRETARY OF STATE
PO BOX 1926
HUNTINGTON, WV 25720

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

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

(2023-C-000280-MARION COUNTY- WVTK LLC)

THE CINCINNATI INSURANCE COMPANY - SECRETARY OF STATE
PO BOX 1926
HUNTINGTON, WV 25720

DISTRICT LINCOLN MAP 13 PARCEL 0041 0000 0000

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 21840 .	$685.1
Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.0
Subsequent of taxes paid on the property, with interest to for tax year 2023-21716 .	$579.7
Additional taxes with interest.	$0.0
Auditor's Certification, Publication, and Redemption fee plus interest.	$211.8
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$950.2
Additional Statutory Fees with Interest.	$0.0
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,427.0**

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

Given under my hand November 21, 2024

G. Russell Rollyson, Jr.

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

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

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

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

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

Control Number: 335300

Defendant: THE CINCINNATI INSURANCE COMPANY
PO BOX 1926
HUNTINGTON, WV 25720 US

County: State of West Virginia
Civil Action: NTR192410 2023-C-000280 MARION
Certified Number: 92148901125134100004083453
Service Date: 1/30/2025

I am enclosing:

1 notice to redeem

which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in the name and on behalf of your authorized insurance company.

Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in the name and on behalf of your authorized insurance company as your attorney-in-fact. Please address any questions about this document directly to the court or the plaintiff's attorney, shown in the enclosed paper, ***not to the Secretary of State's office.***

Sincerely,

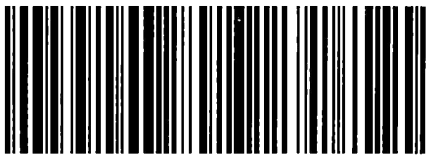
Kris Warner

FEB 3 '25 AM 11:23

Kris Warner
Secretary of State

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7529 33



(2023-C-000280 - MARION COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

51558690-1E46-4BF8-BA3A2AB9C0851F02}[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
06/11/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000280
LOVELY FREELAND
365 NORWAY RD
FAIRMONT, WV 26554

Dear Purchaser:

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

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

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

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

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number: **County:**

Legal Description:

Name and address of those to be notified

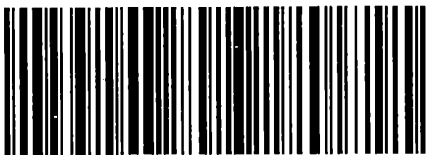
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

Personal Service ☐

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9002 0387 39



(2023-C-000280 - MARION COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

51558690-1E46-4BF8-BA3A2AB9C0851F02}[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
10/22/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000280
WILLIAM FREELAND
365 NORWAY RD
FAIRMONT, WV 26554

Dear Purchaser:

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of ***seventeen (17) days*** from the receipt of this letter the additional address and an additional estimated cost of **$50.86** This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at https://www.wvsao.gov/CountyCollections/Default#NTRCalculator to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number: **County:**

Legal Description:

Name and address of those to be notified

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

Personal Service ☐

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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 9002 0382 89



(2023-C-000280 - MARION COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

51558690-1E46-4BF8-BA3A2AB9C0851F02}[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
10/22/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000280
LOVELY FREELAND
365 NORWAY RD
FAIRMONT, WV 26554

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Christal G. Perry

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Supplemental Personal Process
For Returned 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 7520 87

(2023-C-000280 - MARION COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

51558690-1E46-4BF8-BA3A2AB9C0851F02}[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
06/11/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000280
WILLIAM FREELAND
21 MIRKWOOD ST
FARMINGTON, WV 26571

Dear Purchaser:

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

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Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number: **County:**

Legal Description:

Name and address of those to be notified

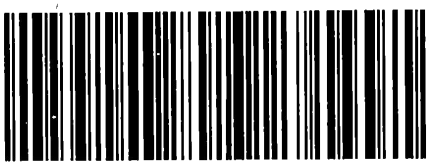
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 7543 95



(2023-C-000280 - MARION COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

51558690-1E46-4BF8-BA3A2AB9C0851F02}[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
06/11/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000280
LOVELY FREELAND
21 MIRKWOOD ST
FARMINGTON, WV 26571

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

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

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

Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number: **County:**

Legal Description:

Name and address of those to be notified

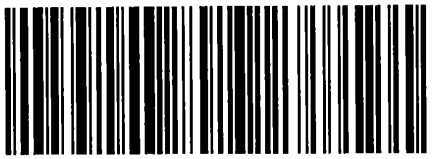
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Personal Service ☐

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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 7540 43



(2023-C-000280 - MARION COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

51558690-1E46-4BF8-BA3A2AB9C0851F02}[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
06/11/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000280
WILLIAM FREELAND
21 MIRKWOOD LN
FARMINGTON, WV 26571

Dear Purchaser:

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

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Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number: **County:**

Legal Description:

Name and address of those to be notified

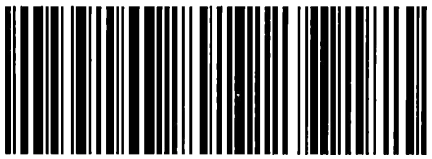
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 7548 14



(2023-C-000280 - MARION COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

51558690-1E46-4BF8-BA3A2AB9C0851F02}[RETURN MAIL LETTER]

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

State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
06/11/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000280
LOVELY FREELAND
21 MIRKWOOD LN
FARMINGTON, WV 26571

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Christal G. Perry

Christal G. Perry

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



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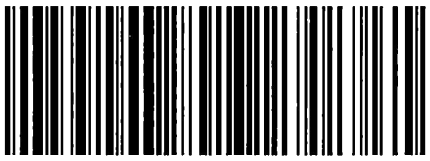
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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 7525 75



(2023-C-000280 - MARION COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

51558690-1E46-4BF8-BA3A2AB9C0851F02}[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
06/11/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000280
WILLIAM FREELAND
365 NORWAY RD
FAIRMONT, WV 26554

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Sincerely,

Christal G. Perry

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number: **County:**

Legal Description:

Name and address of those to be notified

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Personal Service ☐

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West Virginia State Auditor's Office

Supplemental Notice to Redeem Form

Total Cost: $92.32

Billing Name / Organization: WVTK LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-000280

County: MARION

Legal Description: LT 25 CHATHAM HILL (PLAT 502-33)

Map: 13 Parcel: 0041 0000 0000

Name and address of those to be notified

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

LOVELY FREELAND
365 NORWAY RD
FAIRMONT, WV 26554
USA

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

WILLIAM FREELAND
365 NORWAY RD
FAIRMONT, WV 26554
USA

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

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

(2023-C-000280-MARION COUNTY-WVTK LLC)
LOVELY FREELAND - PERSONAL SERVICE
365 NORWAY RD
FAIRMONT, WV 26554

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



(2023-C-000280-MARION COUNTY-WVTK LLC)

LOVELY FREELAND - PERSONAL SERVICE
365 NORWAY RD
FAIRMONT, WV 26554

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

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

(2023-C-000280-MARION COUNTY- WVTK LLC)

LOVELY FREELAND - PERSONAL SERVICE
365 NORWAY RD
FAIRMONT, WV 26554

DISTRICT LINCOLN MAP 13 PARCEL 0041 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000280 , located in LINCOLN District, LT 25 CHATHAM HILL (PLAT 502-33) which was returned delinquent or nonentered in the name of FREELAND LOVEY & WILLIAM , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after October 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before September 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 21840 .	$714.22
Back tax tickets, with interest, and charges due on the date of certification for ticket number	$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-21716 .	$604.85
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$214.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$994.25
Additional Statutory Fees with Interest.	$95.59
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$2,623.51**

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

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

Given under my hand July 22, 2025

Christal G. Perry

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

2025-C-280
Marion

AUG 4 2025 AM 11:45

vacant lot

The within named Lovely Freeland (is not)
found in my bailiwick July 29 20 25
Deputy for

Roger D. Cunningham, Sheriff of Marion County, West Virginia

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

AUG 4 2025 @11:45

(2023-C-000280-MARION COUNTY- WVTK LLC)

LOVELY FREELAND - PERSONAL SERVICE
365 NORWAY RD
FAIRMONT, WV 26554

DISTRICT LINCOLN MAP 13 PARCEL 0041 0000 0000

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

(2023-C-000280-MARION COUNTY-WVTK LLC)
LOVELY FREELAND - PERSONAL SERVICE
365 NORWAY RD
FAIRMONT, WV 26554

AUG 4 2025 AM11:45

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

(2023-C-000280-MARION COUNTY-WVTK LLC)

LOVELY FREELAND - PERSONAL SERVICE
365 NORWAY RD
FAIRMONT, WV 26554

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AUG 4 2025 AM11:45

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

(2023-C-000280-MARION COUNTY-WVTK LLC)
WILLIAM FREELAND - PERSONAL SERVICE
365 NORWAY RD
FAIRMONT, WV 26554

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

(2023-C-000280-MARION COUNTY-WVTK LLC)

WILLIAM FREELAND - PERSONAL SERVICE
365 NORWAY RD
FAIRMONT, WV 26554

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(2023-C-000280-MARION COUNTY- WVTK LLC)

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365 NORWAY RD
FAIRMONT, WV 26554

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Given under my hand July 22, 2025

Christal G. Perry

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

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Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

2023-C-28(

Marion

Vacant Lot

The within named William Freeland (Is not)

found in my bailiwick July 29 20 25

Robert Lyle Deputy for

Roger D. Cunningham, Sheriff of Marion County, West Virginia

AUG 4 2025 AM 11:46

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

(2023-C-000280-MARION COUNTY- WVTK LLC)

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AUG 4 2025 AM 11:46

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

(2023-C-000280-MARION COUNTY-WVTK LLC)
WILLIAM FREELAND - PERSONAL SERVICE
365 NORWAY RD
FAIRMONT, WV 26554

AUG 4 2025 AM11:45

West Virginia State Auditor's Office
County Collections Division
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(2023-C-000280-MARION COUNTY-WVTK LLC)

WILLIAM FREELAND - PERSONAL SERVICE
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AUG 4 2025 AM11:45

AFFIDAVIT OF EXHAUSTION FOR PURCHASER

County: MARION

Certificate Number: 2023-C-000280/LOVELY FREELAND

Purchaser Name: WVTK 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:

Oak Hall

Applicant

NOV 3 '25 PM12:55

State of: WV,

County of: Pocahontas,

The foregoing instrument was acknowledged by me this 28 day of October, 20 25 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

AFFIDAVIT OF EXHAUSTION FOR PURCHASER

County: MARION

Certificate Number: 2023-C-000280/WILLIAM FREELAND

Purchaser Name: WVTK 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:

Oak Hall

Applicant

NOV 03 '25 PM 12:55

State of: WV,

County of: Pocahontas,

The foregoing instrument was acknowledged by me this 28 day of October, 20 25 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

Marion County
Julie Kincaid, Clerk
Instrument 202600000882
01/16/2026 @ 09:52:53 AM
TAX DEED
Book 1409 @ Page 476-595
Pages Recorded 120
Recording Cost $ 178.00
Transfer Tax $ 13.20