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

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, granted [illegible] TAX LIEN 758

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of May, in the year 2025, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2023 to 2024, and WVTB LLC for the sum of $3,000.00, 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 |
|---|---|
| 2024-C-000180 | WALTERS VALERIE & CHARLES |

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-000180 | LOT 5 WHAVER ESTATES | Robinson 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 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- 000180

MASON COUNTY 14 ROBINSON DISTRICT WEST VIRGINIA BOOK 0493 PAGE 759

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 14 243 0019 0007 0000 ACCOUNT # 06801641

| YR | TICKET | PERSON CHARGED WITH TAXES | DESCRIPTION |
|---|---|---|---|
| 2023 | 0000018243 | WALTERS VALERIE & CHARLES | LOT 5 WHAVER ESTATES |

3873 SANDHILL RD
POINT PLEASANT WV 25550

| | |
|---|---|
| DELINQUENT TAXES | 758.30 |
| INTEREST | 56.88 |
| PUBLICATIONS & NOTICES | 55.00 |
| CERT PUBLICATION | 15.00 |
| SUBSEQUENT TAXES | AMOUNT |
| 2024 0000018956 | 812.40 |
| TOTAL | 1697.58 |

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 0493 PAGE 0760

**Certificate of Sale Number: MASON COUNTY 2024-C-000180**

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:** LOT 5 WHAVER ESTATES

**District:** ROBINSON **Map:** 243 **Parcel:** 0019 0007 0000

**Taxpayer:**

WALTERS VALERIE & CHARLES
3873 SANDHILL RD
POINT PLEASANT, WV 25550

| | |
|---|---|
| Delinquent Taxes: 2023 - 18243 | $885.18 |
| Interest on Delinquent Taxes | $61.96 |
| Subsequent Taxes: 2024-18956 | $859.92 |
| Back Taxes: | $0.00 |
| Certification Fee | $25.50 |
| Publication Fee | $30.60 |
| Auditor's Fee | $110.00 |
| Courthouse Facility Improvement Fund | $10.00 |
| **Amount of Bid** | **$3,000.00** |
| **Amount Due** | **$1,983.16** |
| **Surplus** | **$1,016.84** |

**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.

{763EB525-450A-4E3A-80B6400A55F7572}{APPROVAL LETTER}

West Virginia State Auditor's Office

# Notice to Redeem Form

BOOK 0493 PAGE 0761

SEP 25 2025 AM 11:59

Total Cost: $387.01

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-000180

County: MASON COUNTY

Legal Description: LOT 5 WHAVER ESTATES

Map: 243 Parcel: 0019 0007 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 |
|---|---|---|---|---|---|---|
| ☑ | ☐ | ☑ | ☐ | ☐ | ☐ | ☐ |

VALERIE WALTERS
PO BOX 442
PT PLEASANT, WV 25550
USA

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

CHARLES WALTERS
PO BOX 442
PT PLEASANT, WV 25550
USA

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

VALERIE WALTERS
3873 SANDHILL RD
PT PLEASANT, WV 25550
USA

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

BOOK 0493 PAGE 0762

West Virginia State Auditor's Office

# Notice to Redeem Form

Total Cost: $387.01

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-000180

County: MASON COUNTY

Legal Description: LOT 5 WHAVER ESTATES

Map: 243 Parcel: 0019 0007 0000

CHARLES WALTERS
3873 SANDHILL RD
PT PLEASANT, WV 25550
USA

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

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229
USA

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

VALERIE WALTERS
3875 SANDHILL RD
PT PLEASANT, WV 25550
USA

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

CHARLES WALTERS
3875 SANDHILL RD
PT PLEASANT, WV 25550
USA

SEP 23 2024 12:00

West Virginia State Auditor's Office

# Notice to Redeem Form

BOOK 0493 PAGE 0763

Total Cost: $387.01

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-000180

County: MASON COUNTY

Legal Description: LOT 5 WHAVER ESTATES

Map: 243 Parcel: 0019 0007 0000

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

OCCUPANT
3873 SANDHILL RD
POINT PLEASANT, WV 25550
USA

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

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

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

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

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

SEP 27 2024

BOOK 0493 PAGE 0764

**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: WALTERS VALERIE & CHARLES

LOT 5 WHAVER ESTATES
ROBINSON District
Mason County, West Virginia

Certificate No. 2024-C-000180 CIN CTS-26-2024-180

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 27 '25 PM 12:00

CTS-26-2024-180

BOOK 0493 PAGE 0765

# TITLE WORKSHEET

**MASON County - 26**

**Name(s)** WALTERS VALERIE & CHARLES
**ROBINSON Dist** (14) **Map** 0243 **Parcel** 0019 **Sub** 0007SPLIT0000
**Description** LOT 5 WHAVER ESTATES

TITLE WORK CODE: CTS-26-2024-180
**PUT ON ALL ADDITIONAL PAGES**

**LANDBOOK 2024, 2023, 2022, 2020, 2019, 2018, 2017:** WALTERS VALERIE & CHARLES **Book/Page:** 296/ 303 **Tax Class:** 2
**LANDBOOK 2021:** WALTERS VALERIE & CHARLES **Book/Page:** 296 / 303 **Tax Class:** 2
**LANDBOOK 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004:** CAYNOR HELEN LOUISE (LIFE) VALERIE & CHARLES WALTERS FEE **Book/Page:** 296/ 303 **Tax Class:** 2

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

| TRANSFERS | GRANTOR | | GRANTEE |
|---|---|---|---|
| 08/23/2011 | CAYNOR LOUISE | DEATH 9/608 | |
| 08/18/1988 | LOUISE H CAYNOR | DEED 296/303 | VALERIE WALTERS<br>CHARLES WALTERS<br>CAYNOR HELEN LOUISE (LIFE) |

| Adverse Item Table | OC/FT | DT | liens |
|---|---|---|---|
| VALERIE WALTERS | | DT-267-566<br>DT-188-572<br>DT-137-198<br>DT-125-666 | TAX LIEN-421-375<br>TAX LIEN-433-648<br>TAX LIEN-440-189<br>TAX LIEN-450-418<br>TAX LIEN-460-28<br>TAX LIEN NO FEE-472-709<br>TAX LIEN-482-737<br>TAX LIEN-492-116<br>TAX LIEN-503-437 |
| CHARLES WALTERS | | DT-267-566<br>DT-188-572<br>DT-137-198<br>DT-125-666 | ORDER LIEN NO CHARGE-441-658<br>TAX LIEN-421-375<br>TAX LIEN-433-648<br>TAX LIEN-440-189<br>TAX LIEN-450-418<br>TAX LIEN-460-28<br>TAX LIEN NO FEE-472-709<br>TAX LIEN-482-737<br>TAX LIEN-492-116<br>TAX LIEN-503-437 |
| CAYNOR HELEN LOUISE (LIFE) | DEATH-9-608 | DT-267-566<br>DT-188-572<br>DT-137-198<br>DT-125-666 | |

**REFERENCE ITEMS**

Heldas: JTROS
Warranty: GW
Fully signed: YES
consideration: 24670

26-DEED-296-303

SEP 2 '25 PM 1:

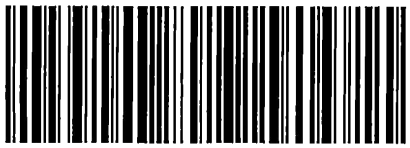
APPRAISEMENT-64-543,AGREEMENT LIEN-191-371,REDEMPTION FEE-INSTRUMENT-112878,REDEMPTION FEE-INSTRUMENT-156096,ROW-418-16,POA-389-114,ROW-336-474,ROW-322-631,DELINQUENT LAND-1896-1,RELEASE LIEN-4[illegible]-710,RELEASE LIEN-353-406,RELEASE LIEN-353-338,RELEASE LIEN-267-786,RELEASE LIEN-267-785,RELEASE LIEN-138-191,TAX LIEN-265-471,TAX LIEN-275-1028,TAX LIEN-329-1010,TAX LIEN-350-837,FEDERAL TAX LIEN-357-737,TAX LIEN-358-920,TAX LIEN-370-245,TAX

CTS-26-2024-180

226,ADMIN QUALIFICATION-63-230,ORDER DEED-476-457,BIRTH-4-222B,RELEASE LIEN NO FEE-442-534,FINANCING STATEMENTS-INSTRUMENT-9486,RELEASE LIEN-138-190,FINANCING STATEMENTS-INSTRUMENT-13373,FINANCING STATEMENTS-INSTRUMENT-15929,FINANCING STATEMENTS-INSTRUMENT-16611,REDEMPTION FEE-INSTRUMENT-170773

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 9759 98

BOOK 0493 PAGE 0767

(2024-C-000180-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 0493 PAGE 0768

(2024-C-000180-MASON COUNTY-WVTB LLC)

THE RIVER CITIES TRIBUNE
PO BOX 2000
CLARKSBURG, WV 26302

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0769

(2024-C-000180-MASON COUNTY- WVTB LLC)

THE RIVER CITIES TRIBUNE
PO BOX 2000
CLARKSBURG, WV 26302

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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

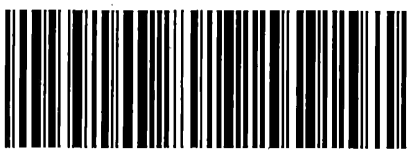
*Christal G. Perry*

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

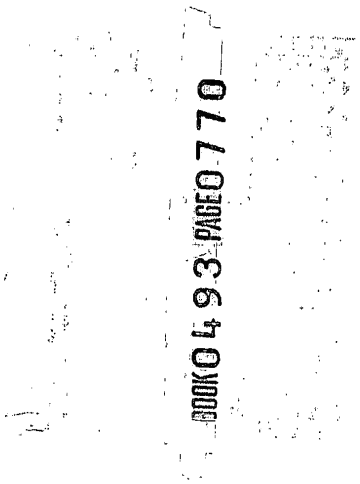
USPS CERTIFIED MAIL



9414 8091 0924 9001 9760 01

(2024-C-000180-MASON COUNTY-WVTB LLC)

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



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

BOOK 0493 PAGE 0771

(2024-C-000180-MASON COUNTY-WVTB LLC)

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

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0772

(2024-C-000180-MASON COUNTY- WVTB LLC)

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

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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

BOOK 0493 PAGE 0773

(2024-C-000180-MASON COUNTY-WVTB LLC)
OCCUPANT - REGULAR MAIL
3873 SANDHILL RD
POINT PLEASANT, WV 25550

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

BOOK 0493 PAGE 0774

(2024-C-000180-MASON COUNTY-WVTB LLC)

OCCUPANT - REGULAR MAIL
3873 SANDHILL RD
POINT PLEASANT, WV 25550

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0775

(2024-C-000180-MASON COUNTY- WVTB LLC)

OCCUPANT - REGULAR MAIL
3873 SANDHILL RD
POINT PLEASANT, WV 25550

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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

BOOK 0493 PAGE 0776

(2024-C-000180-MASON COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU
- SECRETARY OF STATE
PO BOX 229
CHARLESTON, WV 25321-0229

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

BOOK 0493 PAGE 0777

(2024-C-000180-MASON COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU
- SECRETARY OF STATE
PO BOX 229
CHARLESTON, WV 25321-0229

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0778

(2024-C-000180-MASON COUNTY- WVTB LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU
- SECRETARY OF STATE
PO BOX 229
CHARLESTON, WV 25321-0229

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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

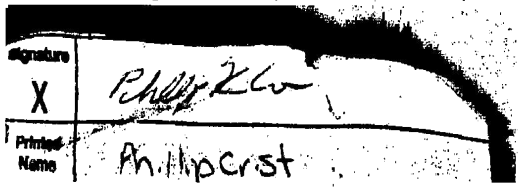
BOOK 0493 PAGE 0779

Date Produced: 10/20/2025

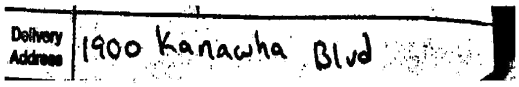
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9682 42. 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-000180 MASON

UNITED STATES POSTAL SERVICE

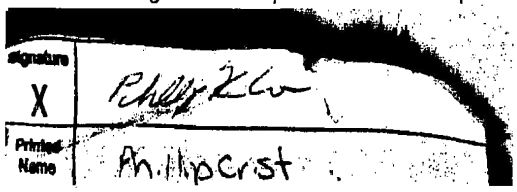
BOOK 0493 PAGE 0780

Date Produced: 10/20/2025

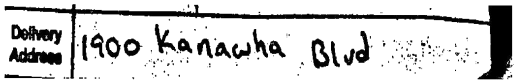
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9682 97. 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-000180 MASON

UNITED STATES POSTAL SERVICE

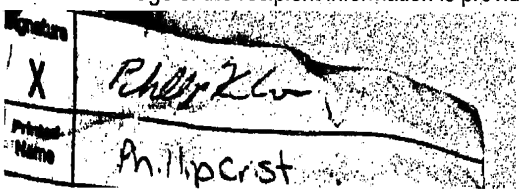
BOOK 0493 PAGE 0781

Date Produced: 11/10/2025

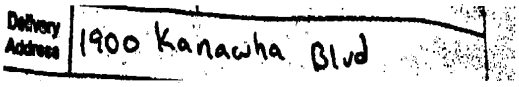
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9682 59. 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-000180 MASON

UNITED STATES POSTAL SERVICE

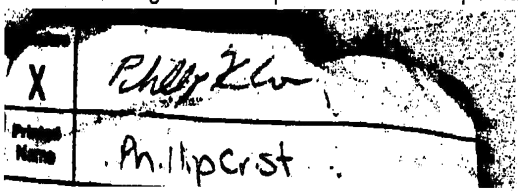
BOOK 0493 PAGE 0782

Date Produced: 11/03/2025

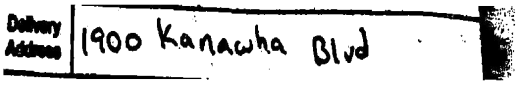
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9682 80. Our records indicate that this item was delivered on 10/29/2025 at 05:10 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-000180 MASON

UNITED STATES POSTAL SERVICE

BOOK 0493 PAGE 0783

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 1743 52. 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-000180 MASON COUNTY

UNITED STATES POSTAL SERVICE

BOOK0493 PAGE0784

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 1696 55. 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-000180 MASON COUNTY

UNITED STATES POSTAL SERVICE

BOOK 0493 PAGE 0785

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 1734 16. 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-000180 MASON COUNTY

UNITED STATES POSTAL SERVICE

BOOK 0493 PAGE 0786

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 1709 65. 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-000180 MASON COUNTY

UNITED STATES POSTAL SERVICE

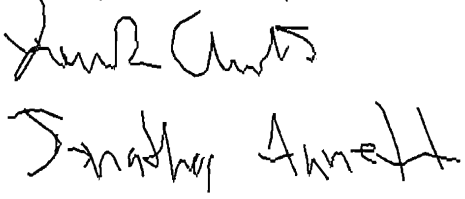
BOOK 0493 PAGE 0787

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 1707 05. 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-000180 MASON COUNTY

UNITED STATES POSTAL SERVICE

BOOK 0493 PAGE 0788

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 1751 44. 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-000180 MASON COUNTY

UNITED STATES POSTAL SERVICE

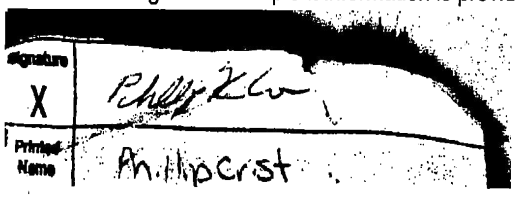
BOOK 0493 PAGE 0789

Date Produced: 10/20/2025

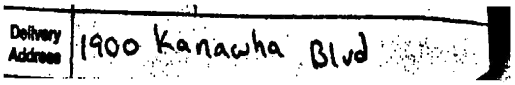
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9681 43. 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-000180 MASON

UNITED STATES POSTAL SERVICE

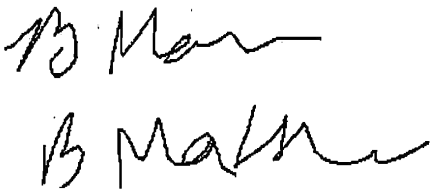
BOOK 0493 PAGE 0790

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 9759 98. 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-000180 MASON

UNITED STATES POSTAL SERVICE

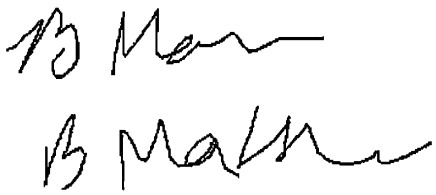
BOOK0493 PAGE0791

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 9760 01. 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-000180 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 9683 72

(2024-C-000180-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 0493 PAGE 0793

(2024-C-000180-MASON COUNTY-WVTB LLC)

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

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0794

(2024-C-000180-MASON COUNTY- WVTB LLC)

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

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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

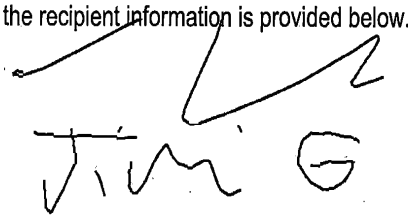
BOOK 0493 PAGE 0795

Date Produced: 10/13/2025

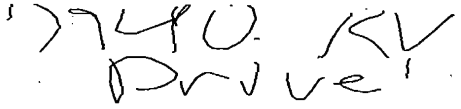
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9683 72. 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

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-000180 MASON

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

BOOK 493 PAGE 07

USPS CERTIFIED MAIL

9414 8091 0924 9001 9683 89

(2024-C-000180-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 0493 PAGE 0797

(2024-C-000180-MASON COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0798

(2024-C-000180-MASON COUNTY- WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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

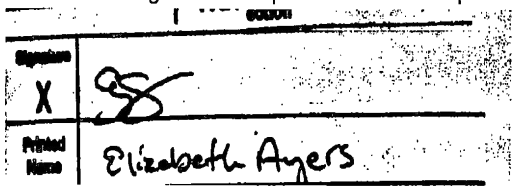
BOOK 0493 PAGE 0799

Date Produced: 10/13/2025

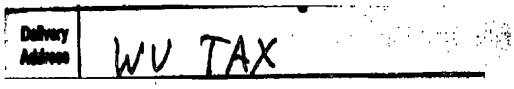
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9683 89. 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 :




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-000180 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 9682 73

(2024-C-000180-MASON COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

BOOK 0493 PAGE 0800

{763EB525-450A-4E3A-90B64400A55F7572}[NTR LETTER]

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

BOOK 0493 PAGE 0801

(2024-C-000180-MASON COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0802

(2024-C-000180-MASON COUNTY- WVTB LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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

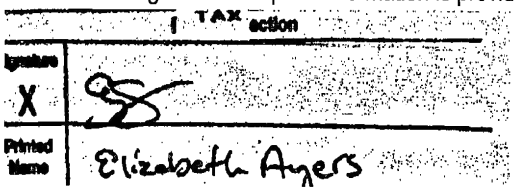
BOOK 0493 PAGE 0803

Date Produced: 10/13/2025

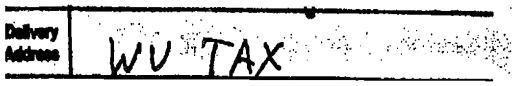
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9682 73. Our records indicate that this item was delivered on 10/07/2025 at 04:18 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.

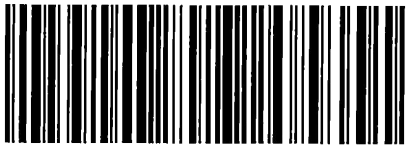
Sincerely,
United States Postal Service

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-000180 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 9682 66

(2024-C-000180-MASON COUNTY-WVTB LLC)
CHARLES WALTERS
3873 SANDHILL RD
PT PLEASANT, WV 25550

BOOK 493 PAGE 0804

{763EB525-450A-4E3A-90B64400A55F7572}[NTR LETTER]

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

BOOK 0493 PAGE 0805

(2024-C-000180-MASON COUNTY-WVTB LLC)

CHARLES WALTERS
3873 SANDHILL RD
PT PLEASANT, WV 25550

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0806

(2024-C-000180-MASON COUNTY- WVTB LLC)

CHARLES WALTERS
3873 SANDHILL RD
PT PLEASANT, WV 25550

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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**

BOOK 0493 PAGE 0807

**CERTIFIED MAIL™**

CHARLESTON WV 25

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

3 OCT 2025 PM 3 L

9414 8091 0924 9001 9682 66

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

10/4 N/A
10-9
10-19

DEC 1'25 PM2:37

(2024-C-000180-MASON COUNTY-WVTB LLC)
CHARLES WALTERS
3873 SANDHILL RD
PT PLEASANT, WV 25550

NIXIE 15290 11/11/2025
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 5698999955

9308100080184131 UNC
25550630291999

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

**RETURN SERVICE REQUESTED**

PRESORTED FIRST CLASS

US POSTAGE PITNEY BOWES
ZIP 25311 $ 000.64[1]
02 4W
0000377385 OCT. 02. 2025

VAC

DEC 8 '25 AM11:44

(2024-C-000180-MASON COUNTY-WVTB LLC)
OCCUPANT - REGULAR MAIL
3873 SANDHILL RD
POINT PLEASANT, WV 25550

NTXTF 152 DF 1260 08/05/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

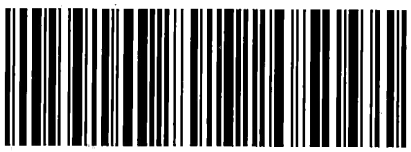
BC: 253050021 39 *0596-02328-05-36

VAC
25305>0021
IAQLSAB 25550

BOOK0493 PAGE0808

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 9682 59

BOOK 0493 PAGE 0809



(2024-C-000180-MASON COUNTY-WVTB LLC)

VALERIE WALTERS
3873 SANDHILL RD
PT PLEASANT, WV 25550

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

BOOK 0493 PAGE 0810

(2024-C-000180-MASON COUNTY-WVTB LLC)

VALERIE WALTERS
3873 SANDHILL RD
PT PLEASANT, WV 25550

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0811

(2024-C-000180-MASON COUNTY- WVTB LLC)

VALERIE WALTERS
3873 SANDHILL RD
PT PLEASANT, WV 25550

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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™**

CHARLESTON WV 250
25 AM 3 L

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
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL

9414 8091 0924 9001 9682 59

(2024-C-000180-MASON COUNTY-WVTB LLC)
VALERIE WALTERS
3873 SANDHILL RD
PT PLEASANT, WV 25550

voltf N/A
10-9
10-19

NOV 3 '25 AM 11:30

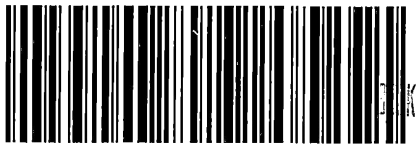
NIXIE 152 DE 1 0010/28/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 25305002139 *0271-04700-03-26

UNC
25550-30-0

BOOK 0493 PAGE 0812

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



BK0493 PAGE0813

9414 8091 0924 9001 9682 42

(2024-C-000180-MASON COUNTY-WVTB LLC)

CHARLES WALTERS
PO BOX 442
PT PLEASANT, WV 25550

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

BOOK0493 PAGE0814

(2024-C-000180-MASON COUNTY-WVTB LLC)

CHARLES WALTERS
PO BOX 442
PT PLEASANT, WV 25550

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0815

(2024-C-000180-MASON COUNTY- WVTB LLC)

CHARLES WALTERS
PO BOX 442
PT PLEASANT, WV 25550

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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™**

CHARLESTON WV 250

OCT 2025 PM 3 L

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
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL

9414 8091 0924 9001 9682 42

OCT 14 '25 PM2:25

(2024-C-000180-MASON COUNTY-WVTB LLC)
CHARLES WALTERS
PO BOX 442
PT PLEASANT, WV 25550

BOOK 049 PAGE 016

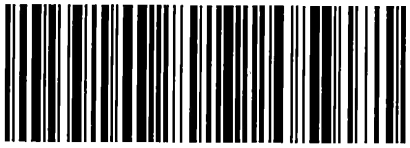
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC
25550-244892

BC: 25305000999 *1771-05297-03-26

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 9682 97

BOOK 0493 PAGE 0817



(2024-C-000180-MASON COUNTY-WVTB LLC)

CHARLES WALTERS
3875 SANDHILL RD
PT PLEASANT, WV 25550

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

BOOK 0493 PAGE 0818

(2024-C-000180-MASON COUNTY-WVTB LLC)

CHARLES WALTERS
3875 SANDHILL RD
PT PLEASANT, WV 25550

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0819

(2024-C-000180-MASON COUNTY- WVTB LLC)

CHARLES WALTERS
3875 SANDHILL RD
PT PLEASANT, WV 25550

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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™**

CHARLESTON WV 25

OCT 2025 PM 3 L

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
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL

9414 8091 0924 9001 9682 97

OCT 14 '25 PM2:25

(2024-C-000180-MASON COUNTY-WVTB LLC)
CHARLES WALTERS
3875 SANDHILL RD
PT PLEASANT, WV 25550

NTYTE 153 DE 1

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 25305000999 *0271-04833-03-26

NSN

0004930820

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 9682 80

BOOK 0493 PAGE 0821

(2024-C-000180-MASON COUNTY-WVTB LLC)

VALERIE WALTERS
3875 SANDHILL RD
PT PLEASANT, WV 25550

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

BOOK 0493 PAGE 0822

(2024-C-000180-MASON COUNTY-WVTB LLC)

VALERIE WALTERS
3875 SANDHILL RD
PT PLEASANT, WV 25550

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0823

(2024-C-000180-MASON COUNTY- WVTB LLC)

VALERIE WALTERS
3875 SANDHILL RD
PT PLEASANT, WV 25550

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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™**

CHARLESTON WV 25

2025 PM 3

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
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL

9414 8091 0924 9001 9682 80

OCT 23 '25 AM11:50

(2024-C-000180-MASON COUNTY-WVTB LLC)
VALERIE WALTERS
3875 SANDHILL RD
PT PLEASANT, WV 25550

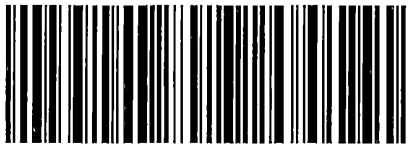
0004938 PAGE 82

9326010098600088 USR
569985593309175

NIXIE 15290 10/23/2025
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

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 9681 43

BOOK 0493 PAGE 0825



(2024-C-000180-MASON COUNTY-WVTB LLC)
VALERIE WALTERS
PO BOX 442
PT PLEASANT, WV 25550

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

BOOK 0493 PAGE 0826

(2024-C-000180-MASON COUNTY-WVTB LLC)

VALERIE WALTERS
PO BOX 442
PT PLEASANT, WV 25550

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0827

(2024-C-000180-MASON COUNTY- WVTB LLC)

VALERIE WALTERS
PO BOX 442
PT PLEASANT, WV 25550

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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™**

CHARLESTON WV 25
2 OCT 2025 PM 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
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL

9414 8091 0924 9001 9681 43

(2024-C-000180-MASON COUNTY-WVTB LLC)
VALERIE WALTERS
PO BOX 442
PT PLEASANT, WV 25550

'25 OCT 14 PM2:35

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

932601089860005 8

VAC
25550-344242 1

BC: 25305002139 *1771-03248-03-27

BOOK 493 PAGE 0828

**(2024-C-000180-MASON COUNTY-WVTB LLC)**

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS WALTERS 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.

BOOK 0493 PAGE 0829

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC, the purchaser of the following real estate, Cert No. 2024-C-000180 located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES, 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 18243.

$1,026.81

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 2024-18956.

$933.94

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.

$947.49

DEC 29 '25 PM 12:26

al service, Secretary of State with interest.

$947.49

Additional Statutory Fees with Interest.

$0.00

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

**$3,119.29**

**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 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#1492272**

BOOK0493 PAGE0830

DEC 29 '25 PM12:26

# 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:

BOOK 143 PAGE 0831

**(2024-C-000180-MASON COUNTY- WVTB LLC)**

**Ad# 1492272**

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: $101.84.

Tamra Lawson
Classified Manager of
THE RIVER CITIES REGISTER

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

Tina Kocher
Notary Public in and for Gallia, Meigs and Mason Counties

My commission expires on DEC 29 '25 PM12:26

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

**(2024-C-000180-MASON COUNTY-WVTB LLC)**

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS WALTERS 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.

BOOK 0493 PAGE 0832

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC, the purchaser of the following real estate, Cert No. 2024-C-000180 located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES, 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 18243.

$1,026.81

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 2024-18956.

$933.94

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.

$947.49

DEC 29 '25 PM 12:04

at service, Secretary of State with interest.

$947.49

Additional Statutory Fees with Interest.

$0.00

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

**$3,119.29**

**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 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#1492271**

BOOK 0493 PAGE 0833

DEC 29 '25 PM 12:04

BOOK 0493 PAGE 0834

# 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-000180-MASON COUNTY- WVTB LLC)**

**Ad# 1492271**

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: $101.84.

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 11 day of DEC 2030

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

BOOK 0493 PAGE 0835

(2024-C-000180-MASON COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU
- SECRETARY OF STATE
PO BOX 229
CHARLESTON, WV 25321-0229

2025 MAY -7 A 10:01

STATE OF WEST VIRGINIA

RECEIVED

MAY 25 PM 12:42

{763EB525-450A-4E3A-90B64400A55F7572}[NTR LETTER]

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

BOOK 0493 PAGE 0836

(2024-C-000180-MASON COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU
- SECRETARY OF STATE
PO BOX 229
CHARLESTON, WV 25321-0229

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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.

NOV 5 '25 PM 12:02

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

BOOK 0493 PAGE 0837

(2024-C-000180-MASON COUNTY- WVTB LLC)

STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU
- SECRETARY OF STATE
PO BOX 229
CHARLESTON, WV 25321-0229

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,026.81 |
| 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 2024-18956 . | $933.94 |
| 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. | $947.49 |
| Additional Statutory Fees with Interest. | $0.00 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,119.29** |

**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

NOV 5 '25 PM 12:02

*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**

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

BOOK 0493 PAGE 0838

**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:** 348835

**Defendant:** STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321 US

**County:** State of West Virginia

**Civil Action:** NTR198450 2024-C-000180 MASON

**Certified Number:** 92148901125134100004519709

**Service Date:** 11/3/2025

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 your name and on your behalf.

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

NOV 5 '25 PM 12:02

Sincerely,

Kris Warner
Secretary of State

UNITED STATES POSTAL SERVICE

March 31, 2026

Dear 2024 C 180 MASON COUNTY:

BOOK 0493 PAGE 0839

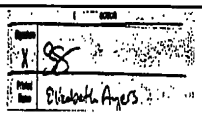
The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 1251 3410 0004 5197 09**.

## Item Details

| | |
|---|---|
| **Status:** | Delivered, Individual Picked Up at Post Office |
| **Status Date / Time:** | November 6, 2025, 6:27 am |
| **Location:** | CHARLESTON, WV 25301 |
| **Postal Product:** | First-Class Mail® |
| **Extra Services:** | Certified Mail™ |
| | Return Receipt Electronic |

## Recipient Signature

Signature of Recipient:




Address of Recipient:



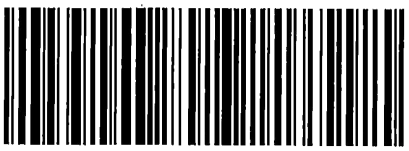

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9002 1734 16

(2024-C-000180 - MASON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

BOOK 0493 PAGE 0840

{763EB525-450A-4E3A-90B64400A55F7572}[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

BK0493 PAGE0841

# 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-000180
**VALERIE WALTERS**
**3875 SANDHILL RD**
**PT PLEASANT, WV 25550**

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 **$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

BOOK0493 PAGE0842

# 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***

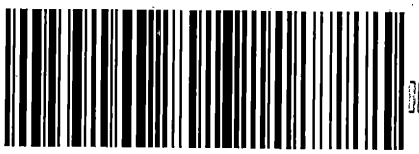
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

**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 1707 05

BOOK 0493 PAGE 0843



(2024-C-000180 - MASON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

{763EB525-450A-4E3A-90B64400A55F7572}[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 493 PAGE 0844

# 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-000180
**CHARLES WALTERS**
**3873 SANDHILL RD**
**PT PLEASANT, WV 25550**

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 **$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

BOOK 0493 PAGE 0845

# 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*

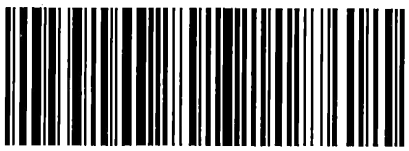
**Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service**

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 1709 65

(2024-C-000180 - MASON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

BOOK 493 PAGE 0846

{763EB525-450A-4E3A-90B64400A55F7572}[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 0493 PAGE 0847

# 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-000180
**VALERIE WALTERS**
**3873 SANDHILL RD**
**PT PLEASANT, WV 25550**

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 **$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

BOOK0493 PAGE0848

# 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*

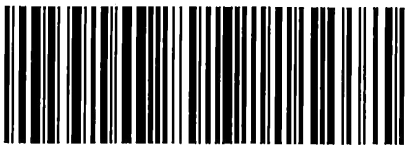
**Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service**

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 1743 52

BOOK 0493 PAGE 0849

(2024-C-000180 - MASON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

{763EB525-450A-4E3A-90B64400A55F7572}[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

BK L 93 PAGE 0850

# 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-000180
**CHARLES WALTERS**
**PO BOX 442**
**PT PLEASANT, WV 25550**

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 **$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

BOOK 0493 PAGE 0851

Purchaser(s) Name & Address

Telephone Number:

Certificate Number: County:

Legal Description:

*Name and address of those to be notified*

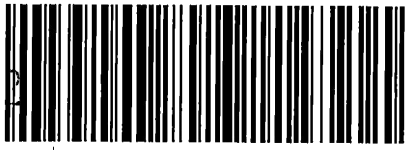
**Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service**

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 1751 44



(2024-C-000180 - MASON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

{763EB525-450A-4E3A-90B64400A55F7572}[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 0493 PAGE 0853

# 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-000180
**CHARLES WALTERS**
**3875 SANDHILL RD**
**PT PLEASANT, WV 25550**

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 **$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

BOOK0493 PAGE0854

# 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*

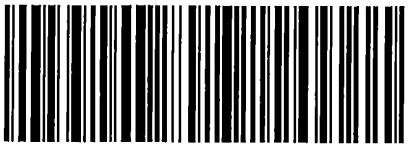
**Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service**

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 1696 55

BOOK 0493 PAGE 0855



(2024-C-000180 - MASON COUNTY)
WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

{763EB525-450A-4E3A-90B64400A55F7572}[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-000180
**VALERIE WALTERS**
**PO BOX 442**
**PT PLEASANT, WV 25550**

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 **$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
BOOK0493 PAGE0857

# 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

# Supplemental Notice to Redeem Form

BOOK 0493 PAGE 0858

Total Cost: $93.72

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-000180

County: MASON

Legal Description: LOT 5 WHAVER ESTATES

Map: 243 Parcel: 0019 0007 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 |
|---|---|---|---|---|---|---|
| ☐ | ☐ | ☐ | ☑ | ☐ | ☐ | ☐ |

VALERIE WALTERS
3873 SANDHILL RD
POINT PLEASANT, WV 25550
USA

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

CHARLES WALTERS
3873 SANDHILL RD
POINT PLEASANT, WV 25550
USA

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

'26 MAY 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 0493 PAGE 0859

(2024-C-000180-MASON COUNTY-WVTB LLC)
VALERIE WALTERS - PERSONAL SERVICE
3873 SANDHILL RD
POINT PLEASANT, WV 25550

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

BOOK 0493 PAGE 0860

(2024-C-000180-MASON COUNTY-WVTB LLC)

VALERIE WALTERS - PERSONAL SERVICE
3873 SANDHILL RD
POINT PLEASANT, WV 25550

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0861

(2024-C-000180-MASON COUNTY- WVTB LLC)

VALERIE WALTERS - PERSONAL SERVICE
3873 SANDHILL RD
POINT PLEASANT, WV 25550

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,071.07 |
| 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 2024-18956 . | $975.07 |
| 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. | $991.84 |
| Additional Statutory Fees with Interest. | $95.59 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,347.37** |

**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**

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

BOOK 0493 PAGE 0862

(2024-C-000180-MASON COUNTY-WVTB LLC)
VALERIE WALTERS - PERSONAL SERVICE
3873 SANDHILL RD
POINT PLEASANT, WV 25550
6/5/26 1:10 PM MK
Valerie is deceased - Served Husband Charles @ Pleasant Valley Healthcare Center

'26 JUN 25 AM 11:11

{763EB525-450A-4E3A-90B64400A55F7572}[NTR LETTER]

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

BOOK 0493 PAGE 0863

(2024-C-000180-MASON COUNTY-WVTB LLC)
CHARLES WALTERS - PERSONAL SERVICE
3873 SANDHILL RD
POINT PLEASANT, WV 25550

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

BOOK 0493 PAGE 0864

(2024-C-000180-MASON COUNTY-WVTB LLC)

CHARLES WALTERS - PERSONAL SERVICE
3873 SANDHILL RD
POINT PLEASANT, WV 25550

To: VALERIE WALTERS, CHARLES WALTERS, VALERIE WALTERS, CHARLES WALTERS, STATE OF WEST VIRGINIA STATE TAX DEPARTMENT COMPLIANCE DIVISION, AMU, VALERIE WALTERS, CHARLES WALTERS, 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

BOOK 0493 PAGE 0865

(2024-C-000180-MASON COUNTY- WVTB LLC)

CHARLES WALTERS - PERSONAL SERVICE
3873 SANDHILL RD
POINT PLEASANT, WV 25550

**DISTRICT ROBINSON MAP 243 PARCEL 0019 0007 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000180 , located in ROBINSON District, LOT 5 WHAVER ESTATES which was returned delinquent or nonentered in the name of WALTERS VALERIE & CHARLES , 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 - 18243 . | $1,071.07 |
| 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 2024-18956 . | $975.07 |
| 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. | $991.84 |
| Additional Statutory Fees with Interest. | $95.59 |
| Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check. | **$3,347.37** |

**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**

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

BOOK 0493 PAGE 0866

(2024-C-000180-MASON COUNTY-WVTB LLC)
CHARLES WALTERS - PERSONAL SERVICE
3873 SANDHILL RD
POINT PLEASANT, WV 25550

6/5/26 1:10 pm Personal Service - Pleasant Valley Health Care Center

'26 JUN 25 AM11:11

{763EB525-450A-4E3A-90B64400A55F7572}[NTR LETTER]

Mason County
Diana N Cromley, Clerk
Instrument 350654
10/02/2026 @ 02:03:33 PM
TAX DEED
Book 493 @ Page 758
Pages Recorded 109
Recording Cost $ 165.00
Transfer Tax $ 16.50
Farm Land Tax $ 6.60