

Land Reuse Agency

HISTORY

For over a decade West Virginia has experienced a significant increase in vacant, abandoned, dilapidated, and tax delinquent properties due to the loss of population across the state. These properties impose significant costs to municipalities and counties by increasing fire and police protection costs, increasing labor costs for removal of overgrown weeds and brush, and imposing costs for demolition of unsafe or dilapidated structures, while, at the same time, lowering property values which result in decreasing tax revenues. These properties also undermine community cohesion and can be an impediment to attracting development investment.

Purpose

The purpose of the Land Reuse Agency is to return unwanted, abandoned, or distressed properties to productive use by strategically acquiring properties, supporting community goals, driving collaboration with housing developers, community groups, financiers and nonprofit entities, acting as a catalyst for preservation of neighborhoods, and bridging the efforts of City Departments in order to stabilize and enhance neighborhood viability and help ensure a more robust and safe housing environment.

Prerequisites

Local Ordinance: A county or municipality must adopt an ordinance to create an LRA. The ordinance must specify the (1) name of the LRA; (2) number of members of the board; (3) names of the initial board members; (4) qualification, manner of selection or appointment, and terms of office for members of the board; and (5) methods of community input. (The SC Ordinance -- Oct. 2019)

The ordinance must be filed with the Secretary of State and the West Virginia Housing Development Fund. After receipt of the ordinance, the Secretary of State issues the appropriate documentation indicating the formation of the entity. (We will submit the ordinance and LRA bylaws to the SOS and the WVHDF after the March 9 meeting).

Consideration of Existing Land Use Plans: LRAs must consider all land use plans, such as a comprehensive plan, redevelopment plan, or overlay district within a zoning ordinance, in the disposition of properties. According to national research, the most

successful land banks incorporate local land use plans in making their acquisition and disposition decisions.

Advantages

- LRAs typically make acquisition and disposition decisions with the long-term interests of the community and surrounding property owners in mind. LRAs must consider land use plans and have a process to collect community input.
- Dedicated LRA staff may be able to address neglected properties in a more efficient and cost-effective manner than groups addressing properties on an individualized basis.
- LRAs are long-term landowners with the patience to hold onto property until an appropriate reuse can be identified.
- Property held by an LRA is tax exempt for 5 years or as long as the property is continuously leased to a non-profit organization or a governmental agency at substantially less than fair market value.
- LRAs must maintain an inventory of their property that is available for public review and inspection.
- LRAs have standing to file an action in circuit court to quiet title to real property in which they have an interest.
- LRAs may receive a portion of the county's real property tax if authorized by the taxing jurisdiction.

Disadvantages

- LRAs may not obtain property through eminent domain, directly or indirectly
- LRAs may not acquire any interest in oil, gas, or minerals that have been severed from the property.
- If purchasing property from a URA, the property must be fee simple.
- LRAs are not typically self-financing and may be expensive to administer.

Funding

As with URAs, LRAs are not self-financing. Given the low value of most vacant and dilapidated properties, LRAs may find it difficult to earn significant income from sale,

rent, or leasehold payments. However, LRAs are authorized to receive grants and loans from other public and private sources. LRAs may also issue a bond or mortgage their property. LRAs may collect a portion of the property tax revenue generated by their own properties if they are authorized by the county taxing authority and do not collect more than 50% of the aggregate property tax revenue generated by a property.

Notification Requirements/ Special Procedures

LRAs must submit an annual report to the West Virginia Housing Development Fund within 120 days after the end of the fiscal year. The report must include an audit of income and expenditures and a report of activities for the preceding year.

A duplicate copy of the annual report must be filed with the governing body of the jurisdiction that created the LRA and the political subdivisions participating based on an intergovernmental agreement.

LRA boards must keep minutes and records of proceedings.

LRAs are subject to the Open Governmental Meetings Act.

LRAs must maintain an inventory of their property that is available for public review and inspection.

December 17, 2019

Land Reuse Agency Use of the Right of First Refusal at Tax Sales

A Report to the Joint Committee on Government and Finance by:

City of Huntington and the Huntington Land Reuse Agency

City of Morgantown and the Morgantown Land Reuse and Preservation Agency

City of Nitro and the Nitro Land Reuse Authority of Kanawha and Putnam Counties

City of Charleston and the Charleston Land Reuse Agency

The West Virginia Abandoned Properties Coalition

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HISTORY OF LAND REUSE LEGISLATION

Authorization of Land Reuse Entities

For over a decade West Virginia has experienced a significant increase in vacant, abandoned, dilapidated, and tax delinquent properties due to the loss of population across the state. These properties impose significant costs to municipalities and counties by increasing fire and police protection costs, increasing labor costs for removal of overgrown weeds and brush, and imposing costs for demolition of unsafe or dilapidated structures, while, at the same time, lowering property values which result in decreasing tax revenues. These properties also undermine community cohesion and can be an impediment to attracting development investment.

In an effort to provide an additional tool to combat the growing problem of dilapidated properties, the West Virginia Legislature in 2014 enacted W. Va. Code S 31-18E-1 etseq. authorizing the creation of Land Reuse Agencies (LRAs) by individual public bodies - either municipal or county - and Land Reuse Jurisdictions (LRJs) by combinations of municipalities and/or counties. The Land Reuse Agency is similar to an urban renewal authority with arguably fewer powers than an urban renewal authority (LRAs do not have the authority of eminent domain) but the flexibility to hold properties in a broader geographical area, and in smaller communities that might lack a comprehensive plan. The purpose of these Land Reuse entities was to provide a flexible tool for the purchase, rehabilitation, improvement, or sale of vacant, abandoned, and tax delinquent real property resulting in the elimination of blight and the return of properties to productive use.

Tax-Delinquent Properties

As municipalities worked to address the problems associated with dilapidated and abandoned properties, the problem of properties that were tax-delinquent or were tied up in the tax sale public auction process emerged. In some cases, tax liens on severely dilapidated properties were being purchased by out of state private entities that were not interested in the rehabilitation of the properties, but in the financial gains that can be made when a tax lien is redeemed. If these properties were not redeemed during the eighteen-month redemption period, no tax deed was executed, and the properties continued to languish.

If tax-delinquent properties were identified as ones that were in need of remediation or were necessary or desired for economic development initiatives, municipalities were faced with

bidding against private investors during the county tax sales in an effort to affect the desired improvements for the community. This frustrated the rehabilitation and development plans of the municipalities, allowing vacant and dilapidated properties to continue to drain public funds and demoralize neighborhoods, sometimes for years.

The enabling statute did not allow LRAs to purchase of tax-delinquent properties at a tax sale by unless there were no other bidders on the property. The LRA could identify properties that fit within the mission of the LRA but could not reliably acquire those properties through the tax sale process.

Amendment to the Legislation

In 2017, the Legislature passed HB 2109, introduced by Cabell County delegates, which amended the statute allowing LRAs to have the right of first refusal to purchase the tax liens on tax-delinquent properties within the geographic limits of the LRA. The properties are limited to those that have an assessed value of \$25,000 or less or that have been condemned. The statute requires that a county sheriff's tax office compile a list of qualifying properties from which the LRA could purchase prior to the public auction. The LRA is required to pay the full amount of taxes and fees owed on the property. The amended statute also requires that LRAs provide notice to owners of properties adjoining any property purchased in this manner and that adjoining owners be allowed to acquire the property from the LRA for an amount equal to the amount the LRA paid for the property.

Due to the concerns of some members of the Legislature, a sunset provision was added to the right of first refusal. This sunset provision is effective July 1, 2020. The amended code also permitted any LRA to submit a report on its activities related to the purchase of tax-delinquent properties to the Joint Committee on Government and Finance prior to January 1, 2020.

ACTIVITY OF LAND REUSE AGENCIES RELATED TO W. VA. CODE 531 -18E-9

Active Land Reuse Agencies

Currently, there are five Land Reuse Agencies in West Virginia, three of which have been formed in the last year:

- Huntington Land Reuse Agency, City of Huntington (Class II municipality), established in August of 2009;
- Morgantown Land Reuse and Preservation Agency, City of Morgantown (Class II municipality), established in 2018;
- Nitro Land Reuse Authority of Kanawha and Putnam Counties, City of Nitro (Class III municipality), established in October of 2019;

- Charleston Land Reuse Agency, City of Charleston (Class I municipality), established in November of 2019; and
- South Charleston Land Reuse Agency, City of South Charleston (Class II municipality), established in November of 2019.

Huntington Land Reuse Agency

In 2009, the City of Huntington was the first West Virginia municipality to establish a Land Reuse Agency as part of its participation in the West Virginia Home Rule Pilot Program. Its stated purpose was to stabilize neighborhoods, preserve and increase property values, and reduce the expense burden on municipal and county government from abandoned and derelict properties. The budget of the Huntington LRA has historically been focused on its stated priorities: the reduction of blight through demolition of dilapidated structures; boarding up and securing of abandoned properties; and maintaining abandoned properties through weed and garbage removal.

The corporate limits of the City of Huntington cover property in both Cabell and Wayne counties. Although the

Huntington LRA has not exercised the right of first refusal on any Cabell or Wayne County tax-delinquent properties as of the date of this report, the Huntington LRA is in the process of determining the amount of funding that could be dedicated for the acquisition of tax-delinquent properties through the right of first refusal without diminishing the revitalization programs that have over the last decade been so successful in reducing blight and stabilizing neighborhoods in Huntington.



Morgantown Land Reuse and Preservation Agency

The Morgantown Land Reuse and Preservation Agency has been operational since January of 2019. The LRA has been setting its goals, objectives, and priorities during 2019, and in the 2019-2020 budget cycle, the City Council of Morgantown did not budget funds to the LRA to be used for the purchase of tax-delinquent properties through the right of first refusal process. Even though it was unable to exercise this right, the LRA did conduct a "mock run" during Monongalia County's November 2019 tax sale. With the collaborative cooperation of the Monongalia Sheriff's Department, the Agency has established the process through which tax-delinquent properties that would be eligible for purchase under the right of first refusal are provided to the LRA in a form that enables the LRA to use GIS to analyze and evaluate the properties. Using this analysis of properties that were available in the 2019 tax sale, the LRA anticipates submitting a funding request to the Morgantown City Council for the 2020-2021 budget cycle.

Nitro Land Reuse Authority of Kanawha and Putnam Counties

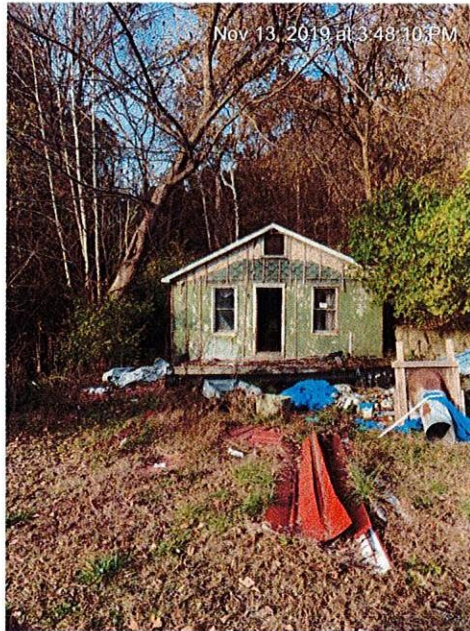
The Nitro Land Reuse Authority of Kanawha and Putnam Counties has been operational since early October 2019. The corporate limits of the City of Nitro cover property in both Kanawha and Putnam counties so this LRA quickly established a process with the sheriffs of both counties for the provision of a list of taxdelinquent properties that would qualify under the statute. The LRA determined that it would purchase the tax lines on 16 properties that were in the part of Nitro located in Kanawha

Nitro Land Reuse
Authority
of Kanawha Putnam Counties

County, and 3 properties that were in the part of Nitro located in Putnam County. Some of the properties were selected because they were targets for remediation. Others were selected due to their proximity to other properties already in possession on the City of Nitro for which rehabilitation plans were already being executed. The LRA spent \$8,567 in Kanawha County and \$3,024 Putnam County to secure the tax liens to these properties. The liens are still subject to the 18-month redemption period before the LRA can execute its lien and receive a tax deed to the properties. Under the statute, adjoining property owners have until March of 2020 to exercise their right to purchase the tax liens acquired by the LRA through the right of first refusal.

Examples of Nitro Properties

Purchased from the November 2019 tax sale list



1103 Old Country Road

Slated for demolition. This property adjoins two other parcels that were already in the possession of the City of Nitro. The parcels may be combined to provide an opportunity for new construction and residential infill.



208 Smith Road

Slated for demolition.

Charleston Land Reuse Agency

The Charleston Land Reuse Agency began operating in November of 2019. The LRA also quickly established a process with the Kanawha County Sheriff by which it could obtain a list of eligible tax-delinquent properties. The LRA decided to use the right of first refusal on several properties with different purposes in mind for the properties: residential infill, economic development support, recreational development opportunities, and economic development initiatives. The LRA first exercised its ability to purchase properties under W. Va. Code S31-18E-9 in November of 2019, purchasing 36 liens totaling \$8,323. Of the liens purchased, 21 have been redeemed as of the time of this report, and the remainder are still subject to the 18-month redemption period before the LRA can execute its lien and receive a tax deed to the properties. Under the statute, adjoining property owners have until March of 2020 to exercise their right to purchase the tax liens acquired by the LRA through the right of first refusal.

An Example of Charleston Property Liens purchased from the November 2019 tax sale list



924 W. Second Street

Property purchased for improving navigation by emergency vehicles of narrow "dog-leg" in the street.

SUMMARY

When a property is abandoned and becomes dilapidated, there is a significant impact on the surrounding property owners and the community at large. The community turns to local government for solutions. Many times, people living in close proximity to a dilapidated structure don't understand or appreciate the due process that must be followed by local governments before a dilapidated property can be remediated and they become frustrated as they witness the daily decline of the condition of their neighborhood. Municipalities are using all tools available to them to combat this problem.

When W. Va. Code 531-18E-9 was amended in 2017, there was only one Land Reuse Agency in West Virginia, the Huntington Land Reuse Agency. In the two years since, municipalities have recognized that a Land Reuse Agency is a valuable tool in combatting the continuing problem of abandoned and dilapidated properties within their cities. Four have established and are operating LRAs. At least five more are at different phases of evaluation and planning, including Class IV towns (populations of under 2,000) that are considering combining their resources into a Land Reuse Jurisdiction. The West Virginia Abandoned Properties Coalition has facilitated a robust working group to provide support for LRAs and a forum for the exchange of information and experience between the agencies.

All of the LRAs operating in West Virginia have put in place, or are actively working toward establishing, a procedure for purchasing tax liens on problem properties through the right of first refusal. The LRAs have worked cooperatively with their respective county sheriffs to obtain lists of properties that would qualify for purchase according to the requirements of the statute. The November 2019 tax sale was the first in which LRAs exercised their rights under amended S31-18E-9 and purchased tax liens prior to their sale at public auction. These purchased liens constituted a negligible amount of the liens sold. In Kanawha County, an estimated \$3 million in tax liens are auctioned annually. The amount of the liens purchased in Kanawha County by LRAs was under \$20,000. These properties are now subject to an eighteen-month waiting period in which the liens may be redeemed. The LRAs have notified adjacent property owners of the LRA's purchase of the properties, and those owners have until March to purchase the liens from the LRAs.

Land Reuse Agencies typically make decisions oriented toward the long-term interests of the community as articulated by its residents. The acquisition of properties necessary to accomplish the community's stated goals - whether for the remediation of blight, expansion of affordable housing stock, establishment of recreational opportunities, or economic development - is vital to the success of the LRA. With an increasing number of properties subject to sale at a tax lien auction, the ability to have an active role in determining their disposition is also vital. Once a property is involved in the tax lien sale process, it can be as long as three years before a responsible owner is established, leaving the municipality with limited recourse in dealing with the declining condition of the property. Under the original statute, LRAs could only buy tax liens when there were no other bidders. With the growing popularity of tax lien investment - there are dozens of books and YouTube videos on the subject - fewer and fewer properties go without bidders, and the chances that a bidderless property would be one that an LRA has determined is necessary or desirable for rehabilitation are even lower. Even if they could participate in bidding, LRAs do not have the financing to compete with private investors.

The ability to purchase liens prior to public auction has only been in place for two years and given the multi-year duration of the tax sale process, the full benefit has not yet been realized. However, the opportunity to purchase tax liens prior to their offering at a public sale affords Land Reuse Agencies an active role in intervening in the cycle of decline that is

perpetuated in part by the tax sale process, and aids in advancing the revitalization and development of West Virginia communities.

CONTACT INFORMATION

The following contributors to this report are available if you have questions or would like additional information.

Huntington Land Reuse Agency

Christal Perry

(304) 696-4486 est. 2048

perryc@huntingtonwv.gov

Morgantown Land Reuse and Preservation Agency

Chris Fletcher

(304) 284-7431

cfletcher@morgantownwv.gov

Nitro Land Reuse Authority of Kanawha and Putnam Counties

Kim Reed

(304) 306-4201

kim.reed@nitrodevelopment.org

Charleston Land Reuse Agency

Kevin Baker

(304) 348-8032

kevin.baker@cityofcharleston.org

The West Virginia Abandoned Properties Coalition

Taylor Bennett

(304) 553-1077

t.bennett@wvhub.org

The West Virginia Municipal League

Susan Economou

(304) 342-5564

seconomou@wvml.org

NOTICE TO REDEEM

Certificate Of Sale: 19-s-1531
serial ID;

Clerk of the County Commission
409 Virginia Street, East
Charleston, WV 25301
(304) 357-0240

INTERNAL REVENUE SERVICE

550 MAIN ST#10
CINCINNATI, OH 45202
1110

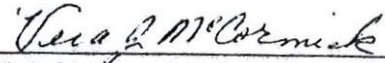
Re: Sold in the name of: Sirbaugh Bryan K
Property Description: CT 5 & PT IT 4 SUB MONTROSE ADN
PAUL 504
Tax District: - SO CHARLESTON

you will take notice that on 19-November-2019 the Sheriff of Kanawha County, West Virginia did sell at the annual auction for delinquent tax liens to WV TL LLC TESCO Custodian, the purchaser of said tax lien for the real estate referenced above Which was returned delinquent for the 2018 tax year, Furthermore, the aforementioned purchaser requested that you be notified that a tax deed for such real estate will be made to them on or after the first day of April 2021 as provided by law, unless before that date you redeem such real estate with the County Clerk Of Kanawha County, West Virginia. The amount due necessary to redeem as of 3/31/2021, is itemized as follows:

| | |
|---|-------------------|
| Amount aid at Sheriffs Sale | \$1,231.94 |
| Interest due thru 3/31/2021 | \$209.43 |
| Amount of taxes aid on roperty since the sale | \$0.00 |
| Interest on additional taxes id since 10/19/2020 | \$0.00 |
| Amount paid for title examination (includin interest) | \$575.00 |
| Amount paid for Coun Clerk rocessing fee | \$24.00 |
| Char es for personal service of notice | \$50.00 |
| Amount aid for 1 st Class and certified mail | \$51.45 |
| Amount aid for legal publication | \$300.00 |
| Amount DUE to SHERIFF OF KANAWHA COUNTY | \$2,441.82 |
| Amount DUE to COUNTY CLERK | \$35.00 |
| TOTAL AMOUNT REQUIRED TO REDEEM | \$2,476.82 |

**PERSONAL CHECKS WILL NOT BE
ACCEPTED We require CERTIFIED
FUNDS or CASH only**

Separate payments must be made to the Kanawha County Sheriff and the County Clerk as indicated above


Clerk of the County Commission of
County Commission
Kanawha County, West Virginia

Send Payments to: Attn: Kanawha County Clerk, Record Room, 409 Virginia Street, East, Charleston, WV 25301

City of South Charles
 Grantor / Plaintiff
Brian K. Surbauch

3 72乙 / *h/w/c*
 Book - Page Description
7-24-17 *7-25-17*
 Dated Recorded
419.39
 Amount Payable

Trustee (s)
504 Paul St.

Assignment / Release

Page ①
 Name *Sirbauch*
 Company *J&A*

City of So. Ch.
 Grantor / Plaintiff
Bryan Sirbauch

Grantor / Defendant
345.676

Book - Page Description
3-14-19 *8-19*
 Dated Recorded
1086.00 Rearu

Trustee (s)

Assignment / Release
Non-Pmt of Charges

田畑 R-
 Assignment / Release *U*

reston
 Grantor / Plaintiff
 G / 社
 Description
 Recorded
 Trustee (s)
 Assignment / Release
VNR
 おさ日 可能

Tina Marie Storch
 Grantor / Plaintiff
Bryan Sirbauch

Grantor / Defendant
308.932

7 0/3 Description
2-12-13
 Dated Recorded
42,436.37
 Amount Payable
Phild Summit

Trustee (s)

G / 時朝面眠
 Description
 Amount Payable
 Trustee (s)

WVDHNR Deeds of Trust / Mortgages / Liens / Judgments

| | |
|---|---------------------------------|
| Grantor / Plaintiff <i>Tina Marie Starcker</i> | |
| Grantee / Defendant <i>Bryan K. Surbaugh</i> | |
| Book - Page <i>345.364</i> | Description |
| Dated <i>1-25-13</i> | Recorded <i>2-5-19</i> |
| Amount <i>42,436.37</i> | Payable <i>Child Support</i> |
| Trustee (s) | |
| Assignment / Release | |

| | |
|--|----------------------------------|
| Grantor / Plaintiff <i>City of South Charleston</i> | |
| Grantee / Defendant <i>Bryan K. Surbaugh</i> | |
| Book - Page <i>336-461</i> | Description <i>high grass</i> |
| Dated <i>7-24-17</i> | Recorded <i>7-25-17</i> |
| Amount <i>419.39</i> | Payable |
| Trustee (s) | |
| Assignment / Release <i>504 Paul St.</i> | |

| | |
|--|-------------------------------|
| Grantor / Plaintiff <i>City of So. Charleston</i> | |
| Grantee / Defendant <i>Bryan K. Surbaugh</i> | |
| Book - Page <i>350.762</i> | Description |
| Dated <i>5-29-20</i> | Recorded <i>7-10-20</i> |
| Amount <i>901.00</i> | Payable <i>504 Paul St</i> |
| Trustee (s) <i>Non Pmt of charges</i> | |
| Assignment / Release | |

| | |
|--|---------------------------|
| Grantor / Plaintiff <i>City of So. Charleston</i> | |
| Grantee / Defendant <i>Bryan Surbaugh</i> | |
| Book - Page <i>345.676</i> | Description |
| Dated <i>3-14-19</i> | Recorded <i>5-8-19</i> |
| Amount <i>686.00</i> | Payable |
| Trustee (s) <i>Non. Pmt of charges</i> | |
| Assignment / Release | |

| | |
|----------------------|-------------|
| Grantor / Plaintiff | |
| Grantee / Defendant | |
| Book - Page | Description |
| Dated | Recorded |
| Amount | Payable |
| Trustee (s) | |
| Assignment / Release | |

| | |
|---|---------------------------------|
| Grantor / Plaintiff <i>Tina Marie Starcker</i> | |
| Grantee / Defendant <i>Bryan Surbaugh</i> | |
| Book - Page <i>308.932</i> | Description |
| Dated <i>1-25-13</i> | Recorded <i>2-12-13</i> |
| Amount <i>42,436.37</i> | Payable <i>Child Support</i> |
| Trustee (s) | |
| Assignment / Release | |

IN THE FAMILY COURT OF KANAWHA
COUNTY, WEST VIRGINIA

IN RE THE CHILD(REN) OF: TINA CASDORPH AND BRYAN
SIRBAUG

CIVIL ACTION NO.: 96-D-1065

STATE OF WEST VIRGINIA, EX-REL.,
WEST VIRGINIA DEPARTMENT OF HEALTH
AND HUMAN RESOURCES, Page BUREAU FOR CHILD
SUPPORT ENFORCEMENT PETITIONER.

2019 FEB -5 PM 3:4
AUGH
CATHY S. GATSON, CLERK
KANAWHA COUNTY CIRCUIT CLERK

courmr

JUDGMENT 345 364
Recorded in Above Book and P
04/22/2019 08:51:16 AM
Vera J. McCorsick
County Clerk
Kanawha County, WV
Recd Tax 0.00
Recording Fee 11.00
TOTAL 11.00
0

ABSTRACT OF JUDGMENT

On January 25, 2013, in the above case, the Court granted

judgment in favor of State pf Wc\$ Virainia.Uigg Marie

Starchk! against

K Sirbaugh

_____ became delinquent in paying court-imposed assessments in the following
amounts:

Money award or assessment in the amount of \$42,436.37 plus Court costs SO.OO, plus interest, as applicable,
running from the date of judgment on any unpaid balances.

I certifr that the above is a true abstract of : entered in the above case.
the Judgment Order entered in the above case.

Date of abstract: 2/5/19 Clerk:

Cathy S. Gatson, Cler

Signature *By*

DATE OF DOCKETING

W va code 38-34 ; 50-6-1

Teste
.50-3-2*)BCSE cue ID 163725

APR 22 2019
Vera J. McCorsick
Clerk Kanawha County Commission

IN THE COURT OF KANAWHA COUNTY, WEST
TN RE CHILD(REN) OF: CASDORPH AND BRIAN SIRBAUGH
CIVIL ACION NO.: 960-1065

STATE OF WEST VMGINIA, EX-REL., WEST VIRGINIA mmARTWENT OF
HEALTH
AND KUMAN RESOURCES,
BUREAU FOR CHLD SUPPORT EFFORCEMENT PETJTIONER.

ABSTRACT OF JUDGMENT

On January 25, 2013, in the above case, cout canted judgment

in favor of State of West Virginia/Tina Marie Starcher

K & ngh

_____ became delinquent in paying court-imposed

Money or assessment in the amount of \$42,436.37 plus Coun costs applicåble, against
running from the date of judgment on any unpaid balances.

I certib' that the above is a true abstract of the Judgment Order entered

February 8, 2013

Date of Abstract:
Bryan K Sirbaugh
Doc 52529-1
Pruntytown Correctional Center
PO Box 159
Grafton 26354

VIRGINIA

113 FEB -4 PM 3:37

RECEIVED

DEPT 306 932
In Above Book and Page
12/2013 08:38:42 PM
eva J. McCormick
County Clerk
Kanawha County, WV
ed Tax 0.00
ording Fee 11.00
TAL 11.00

ements in the following

.00, plus interest, as

above case
[Signature]
signature

W. Va. Code §§ 38-3-4 et seq.; 50-6-1 et seq.; 50-3-2a(e)
SCA-C702, 12/2003

DATE OF DOCKETING
Teste FEB 12 2013
[Signature]
Clerk Kanawha County Commission

BCSECoe ID 163726