

Take Farm

The lien for back taxes on the Trust property in Fairfax County was sent to Highland County. It is against the law in multiple ways and is shrouded in secrecy.

Why won't those in control say what property they put their lien against? Why do they pretend it is at the Blue Grass Bank and then pretend it is at the First Citizens Bank? And then pretend they do no work in Highland County?

Why won't those in control show how they arrived at their lien amount? To see for yourself if the lien amount is a made up number that can be changed in any way at any time for any reason, regardless of the law and math, ask how they arrived at their lien amount. How did they arrive at their lien amount of \$27,738.00 as of August 1, 2012?

The Trust Agreement states that the Trustee is not individually liable and that all [three] beneficiaries share the real estate taxes. Why isn't this recognized? To not recognize it is against the law of contracts.

History suggests that concealments like these give those in control of the lien control of the property they placed their lien against and they can jerk the owner around indefinitely if he tries to clear the title.

The only thing I own in Highland County is my farm. I believe the lien takes control of my farm and I can't sell it until the title is clear. The secrecy is removed and the law is enforced. Title is clear again, the concealments suggest that I will be jerked around indefinitely trying to clear its title.

Is there any authority in our Country who would penetrate the secrecy and enforce the law?



Taxing Authority Consulting Services, P.C.
Attorneys At Law

P.O. Box 1270 • Midlothian • Virginia • 23113-8270
(804) 545-2500 • Fax (804) 440-1171 • liens@taxva.com

**NOTICE OF LIEN AND DEMAND FOR PAYMENT UNDER
§ 58.1-3919 & § 58.1-3952 OF THE CODE OF VIRGINIA**

May 11, 2012

**TO: THE BLUE GRASS VALLEY BANK
Attn: Lien Department
LEGAL ORDER PROCESSING
PO BOX 6
BLUE GRASS, VA 24413**

There is no trust property in
Highland County, Virginia, only
the Trustee's individual property

**RE: ANTHONY M OCONNELL TR, 439 SOUTH VISTA DEL RIO GREEN VALLEY, AZ
85614**

**Fed ID: 225-52-7637 TACS #: 59140
Balance Due: \$27,669.42**

Taxing Authority Consulting Services, P.C. **has been retained by the Fairfax County DTA to collect delinquent taxes and other charges owed by the above referenced person/business.**

It appears that you may have in your possession property of the Debtor, therefore pursuant to Code of Virginia §58.1-3952, this LIEN is being issued against so much of the property of the Debtor that may be in your hands or in any depository account. You are hereby directed to remit such amount to our office, up to the balance due stated above.

This Lien shall be returnable within 14 days and unless you timely make reply and/or make payment of this Lien, a Summons may be issued, commanding you to appear before the appropriate court for interrogation on oath and such further proceedings and judgment as may be proper, under the provisions of § 58.1-3919 and § 58.1-3952 of the Code of Virginia.

Please return this form with your response to the address listed above and make your check payable to Fairfax County DTA.

Please direct any questions about this lien to our office at (804) 545-2500.

/S/
Mark K. Ames, Esq.
Pursuant to Code of Virginia §58.1-3934

RESPONSE:

- Payment Enclosed Full Partial
- No Funds available
- No Account/Account Closed
- Other _____



Anthony O'Connell <anthonymineroconnell@gmail.com>

Lien-please see attachment

Anthony O'Connell <anthonymineroconnell@gmail.com>
To: Lisa Kodger <lisa@bluegrassvalleybank.com>
Cc: Anthony O'Connell <anthonymineroconnell@gmail.com>

Tue, Jul 24, 2012 at 12:05 PM

Lisa,

Thank you for responding. Can you tell me anything about the attached "Notice of Lien and demand" to Bluegrass Bank? Did your bank ever receive this?

Thank you.

Anthony O'Connell

tacs-bluegrass-lien-2p.pdf
36K

Lisa Kodger <lisa@bluegrassvalleybank.com>
To: Anthony O'Connell <anthonymineroconnell@gmail.com>

Wed, Jul 25, 2012 at 5:54 AM

We did not receive this document. Any notice of tax liens come to us directly from the jurisdiction (locality, state or federal government) or through the court system and would not come from a private firm. If we would have received this document, we would not have responded.

Should you have additional questions, do not hesitate to contact me.

Lisa Kodger

[Quoted text hidden].

Lisa Kodger
Loan Officer
The Blue Grass Valley Bank
P.O. Box 516
Monterey, VA 24465
Phone (540) 468-1915
Fax (540) 468-1919
lisa@bluegrassvalleybank.com



Taxing Authority Consulting Services, P.C.
Attorneys At Law

P.O. Box 1270 • Midlothian • Virginia • 23113-8270
(804) 545-2500 • Fax (804) 440-1171 • liens@taxva.com

**NOTICE OF LIEN AND DEMAND FOR PAYMENT UNDER
§ 58.1-3919 & § 58.1-3952 OF THE CODE OF VIRGINIA**

July 26, 2012

**TO: FIRST AND CITIZENS BANK
Attn: Lien Department
LEGAL ORDER PROCESSING
195 W MAIN ST
MONTEREY, VA 24465**

There is no trust property in Highland County, Virginia, only the Trustee's individual property

RE: ANTHONY M OCONNELL TR, 439 SOUTH VISTA DEL RIO GREEN VALLEY, AZ 85614
Fed ID: 225-52-7637 TACS #: 59140
Balance Due: \$27,718.72

Taxing Authority Consulting Services, P.C. has been retained by the Fairfax County DTA to collect delinquent taxes and other charges owed by the above referenced person/business.

It appears that you may have in your possession property of the Debtor, therefore pursuant to Code of Virginia §58.1-3952, this LIEN is being issued against so much of the property of the Debtor that may be in your hands or in any depository account. You are hereby directed to remit such amount to our office, up to the balance due stated above.

This Lien shall be returnable within 14 days and unless you timely make reply and/or make payment of this Lien, a Summons may be issued, commanding you to appear before the appropriate court for interrogation on oath and such further proceedings and judgment as may be proper, under the provisions of § 58.1-3919 and § 58.1-3952 of the Code of Virginia.

Please return this form with your response.

Please direct any questions about this lien to our office at (804) 545-2500.

/S/
Mark K. Ames, Esq.
Pursuant to Code of Virginia §58.1-3934

RESPONSE:

- Payment Enclosed Full Partial
- No Funds available
- No Account/Account Closed
- Other _____

Special Procedures Collection Manager**margaret@taxva.com****Taxing Authority Consulting Services, PC**

A Virginia Law Firm

Taxing Authority Consulting Services, P.C.

P.O. Box 1270

Midlothian, VA 23113

(804) 612-9047 (Direct Phone)

(804) 612-0284 (Fax)

Please visit our website at www.taxva.com

This e-mail and any attachments are confidential and privileged communications. The disclosure, copying, distribution or use of this e-mail or any attachment by anyone other than the intended recipient is strictly prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the original sender. Thank you for your cooperation.

From: Anthony OConnell [mailto:anthonymineroconnell@gmail.com]**Sent:** Tuesday, July 31, 2012 10:56 AM**To:** Liens**Cc:** Anthony OConnell**Subject:** TACS 59140

[Quoted text hidden]

The planting of confusion and conflict (659's) obstructs Anthony OConnell from selling his individual property in Highland County.

John Rife <john@taxva.com>

Tue, Jul 31, 2012 at 5:25 PM

To: Anthony OConnell <anthonymineroconnell@gmail.com>

Mr. O'Connell:

I am John Rife, a Partner with Taxing Authority Consulting Services. Our firm has been retained by Fairfax County to collect on certain delinquent real estate taxes. If you have retained an attorney to represent the Trust in this regard, please forward this communication to him or her and notify me of their contact information and my communications will be directed only to your representative.

The property for which you are listed as a Trustee (Tax Map 0904-01-0017) is delinquent in taxes dating back to 2010. The amount of delinquent taxes due is \$27,718.72 through today. The lien issued was issued against any funds held, due and owing in the Trust name. In Virginia, a local government and its attorneys have administrative collection remedies available without having to resort to court action to collect on funds due. This effort has thus far been unsuccessful.

As you are the Trustee of this Trust and its property, I would like to ascertain your intentions in keeping the property and paying the taxes due on the property? I wanted to speak with you in this regard as it is my client's direction to collect the outstanding amount due and it is my obligation to advise them on their respective rights and abilities to collect such amounts from the Trust.

You have, however, made it clear to my Special Procedures Manager that you do not wish to speak with me. I will, in such case, let you know my intention. In the event you and my client are not able to arrange an amicable plan to pay the delinquent taxes due on your account, I will recommend my client permit me to take such actions necessary to collect the delinquent real estate taxes due against the aforementioned property, including seeking a sale of the property for the delinquent taxes as permitted under Virginia Code Sec 58.1-3965, *et seq.* This procedure would involve a court action against the Trust and would name you as Trustee. The issues to be discussed at the **hearing**, however, would be limited to the taxes due on the property and whether those are delinquent sufficient to entertain the decree of sale. It would be my preference that we discuss a payment plan amount that best suits the Trust's ability to pay so that the property may be retained.

Please give me a call at your leisure to discuss what options we may explore. My direct line is 804-545-2379.

Thank you in advance for your consideration in this matter,

John A. Rife, Partner
Taxing Authority Consulting Services, PC
Post Office Box 1270
Midlothian, Virginia 23113
(804) 545-2379 Direct Phone
(703) 880-1078 General Collections
(804) 545-2378 Fax
john@taxva.com

A "hearing" would require me to travel from Arizona to Virginia. For what? When TACS won't tell me what property they placed their lien against or how they arrived at their lien amount of \$27,615.23? What would TACS resolve? What can't be put in writing?



Anthony OConnell <anthonymineroconnell@gmail.com>

lien disclosure TACS 59140

2 messages

Anthony OConnell <anthonymineroconnell@gmail.com>
To: tacs <liens@taxva.com>
Cc: Anthony OConnell <anthonymineroconnell@gmail.com>

Tue, Jul 31, 2012 at 10:43 PM

Dear Taxing Authority Consulting Services, P. C

Would you please ask the Clerk of the Court for Highland County Lois Ralston Sheives ("Lois Ralston Sheives" <lralston@courts.state.va.us>) to send me copies of any liens or other documents that have been attached to property 54 A 31 and/or 54 A 33 after 2010, and send me the bill? If there is a copy of TACS's lien there it should have Highland County Clerk of the Court markings on it.

Thank you

Anthony O'Connell
439 S. Vista Del Rio
Green Valley, Arizona 85614

John Rife <john@taxva.com>
To: Anthony OConnell <anthonymineroconnell@gmail.com>, Liens <liens@taxva.com>

Wed, Aug 1, 2012 at 6:31 AM

Mr. O'Connell:

We do no work in Highland County and am unsure of the relation of any 'lien' you are referencing to the tax lien on the real estate owned in Fairfax County.

Taxing Authority Consulting Services did not place any lien on your property in Highland County. The tax lien for Fairfax County is a statutory lien on the property. The taxes alone constitute the lien against the property.

I encourage you to speak with an attorney so that he or she may fully explain the nature of the taxes and the happenings on this matter.

John A. Rife, Partner

Taxing Authority Consulting Services, PC