

where-lien-dec16

Where is the Lien?

Anthony O'Connell is Trustee for Accotink. Any lien for back taxes for Accotink against Anthony O'Connell as an individual is illegal. Please see the Trust Agreement at Book 8845 page 1453: "Trustee not individually liable".



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

Message

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



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Attorneys At Law

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(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 _____



Anthony O'Connell <anthonymineroconnell@gmail.com>

54 A 31 and 54 A 33

message

Anthony O'Connell <anthonymineroconnell@gmail.com>
To: lralston@courts.state.va.us
Cc: Anthony O'Connell <anthonymineroconnell@gmail.com>

Tue, Jul 24, 2012 at 5:44 AM

Dear Clerk of the Court Lois Ralston,

Would you please tell me if any liens or other encumbrances have been put on my property (54 A 31 and 54 A 33)?

Thank you.

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

Anthony O'Connell <anthonymineroconnell@gmail.com>
To: lralston@courts.state.va.us
Cc: Anthony O'Connell <anthonymineroconnell@gmail.com>

Tue, Jul 24, 2012 at 5:56 AM

To: John,

My email to Lois Sheives at lsheives@courts.state.va.us bounced.

My email to Lois Ralston at lralston@courts.state.va.us did not bounce. I'll keep using this address assuming it's the same person

Sorry about the Penn State - Sandusky thing. My UVA has a smaller embarrassment.

Tony

PS This is what I said in my email to Lois:

[Quoted text hidden]

Anthony O'Connell <anthonymineroconnell@gmail.com>
To: lralston@courts.state.va.us
Cc: Anthony O'Connell <anthonymineroconnell@gmail.com>

Tue, Jul 24, 2012 at 6:05 AM

[Quoted text hidden]

lralston@courts.state.va.us <lralston@courts.state.va.us>
To: Anthony O'Connell <anthonymineroconnell@gmail.com>

Tue, Jul 24, 2012 at 6:34 AM

Dear Mr. O'Connell,

I do not see any liens recorded in this office against you personally.

The Clerk's office does not perform title searches. We have 2 attorneys in Highland county who will do title searches for you, Melissa Dowd, 540-468-2600, and Brian Richardson, 540-468-2031.

To:
Lois Ralston Sheives
Highland County Circuit Court
phone 540-468-2447, FAX 540-468-2047

Anthony OConnell <anthonymineroconnell@gmail.com>
Draft To: lralston@courts.state.va.us

Tue, Jul 24, 2012 at 6:56 AM

[Quoted text hidden]

Ms Lois Ralston Sheives, I don't understand what you mean I do not see any liens recorded in this office against you personally.



Anthony O'Connell <anthonymineroconnell@gmail.com>

Would you please tell me if any liens have been put on property 54 A 31 or 54 A 33?

2 messages

Anthony O'Connell <anthonymineroconnell@gmail.com>

Tue, Jul 24, 2012 at 7:07 AM

To: lralston@courts.state.va.us

Cc: Anthony O'Connell <anthonymineroconnell@gmail.com>

Clerk of the Court Lois Ralston Sheives

Thank you for replying.

I don't understand what you mean by "I do not see any liens recorded in this office against you personally."

Would you please tell me if any liens have been put on property 54 A 31 or 54 A 33?

Thank you.

Anthony O'Connell

lralston@courts.state.va.us <lralston@courts.state.va.us>

Tue, Jul 24, 2012 at 7:23 AM

To: Anthony O'Connell <anthonymineroconnell@gmail.com>

I do not see any liens in the name of Anthony O'Connell.

Lois Ralston Sheives

Highland County Circuit Court

phone 540-468-2447, FAX 540-468-2047



Anthony O'Connell <anthonymineroconnell@gmail.com>

lien disclosure, tacs 59140

2 messages

Anthony O'Connell <anthonymineroconnell@gmail.com>

Thu, Aug 2, 2012 at 9:08 AM

To: Creigh Deeds <district25@senate.gov>

Cc: "Board of Supervisors David Blanchard, Chairman, Lee Blagg, Vice Chairman, Kevin Wagne" <hcboard@htcnet.org>, Lois Ralston Sheives <lralston@courts.state.va.us>

Dear Senator Creigh Deeds,

Would you please ask the Clerk of the Court for Highland County 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?

Thank you,

Anthony O'Connell
Anthony O'Connell, Trustee**lralston@courts.state.va.us** <lralston@courts.state.va.us>

Thu, Aug 2, 2012 at 9:21 AM

To: Anthony O'Connell <anthonymineroconnell@gmail.com>

Cc: Creigh Deeds <district25@senate.gov>, "Board of Supervisors David Blanchard, Chairman, Lee Blagg, Vice Chairman, Kevin Wagne" <hcboard@htcnet.org>, Lois Ralston Sheives <lralston@courts.state.va.us>

To Whom it may concern:

I have replied to Mr. O'Connell several times.

A quick check shows no liens against any Anthony O'Connell.

The Clerk's Office does not perform title searches against property.

Lois Ralston Sheives
Highland County Circuit Court
phone 540-468-2447, FAX 540-468-2047

-----Anthony O'Connell <anthonymineroconnell@gmail.com> wrote: -----

To: Creigh Deeds <district25@senate.gov>

From: Anthony O'Connell <anthonymineroconnell@gmail.com>

Date: 08/02/2012 12:08PM

cc: "Board of Supervisors David Blanchard, Chairman, Lee Blagg, Vice Chairman, Kevin Wagne" <hcboard@htcnet.org>, Lois Ralston Sheives <lralston@courts.state.va.us>

Subject: lien disclosure, tacs 59140

[Quoted text hidden]



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



Anthony OConnell <anthonymineroconnell@gmail.com>

lien disclosure: tacs 59140

3 messages

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

Wed, Aug 1, 2012 at 8:00 AM

Taxing Authority Consulting Services, P. C
P. O. Box 1270
Midlothian, Virginia 23113-8270

Dear Taxing Authority Consulting Services, P. C

Reference: Your email of August 1, 2012, at 6:31 am.

I don't understand why you are not willing to 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 the Highland County Clerk of the Court markings on it. This is essential evidence.

To:
Cc: 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 8:12 AM

Mr. O'Connell:

I will not continue to respond to your inquiry about property in Highland County. We have nothing to do with any such property. I suggest you hire an attorney to assist you with your inquires.

I am retained by Fairfax County and want to be clear that in the event that your real estate taxes in Fairfax County assessed against the property known as Tax Map 0904-01-0017 and currently due in the amount of \$27,738.00, are not paid, I intend to recommend seeking a judicial sale of this property when eligible under Virginia Code Sec 58.1-3965. I encourage you to pay the amount due to protect your interests in the property. If you would like to discuss the balance due or a suitable payment plan, we will be pleased to oblige. You may call our office at 703-880-1078 to discuss the account and how we might assist you in this regard.