

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 19.17
(ID # 23013)

MEETING DATE:
Tuesday, February 27, 2024

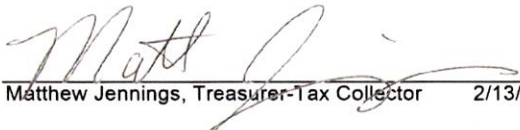
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Item 1245. Last assessed to: Ali Imani, a married man, as his sole and separate property. District 2. [\$2,951-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Bruce Houman for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 375345010; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Bruce Houman in the amount of \$2,951.64, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

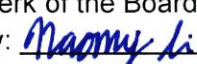
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 2/13/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: February 27, 2024
xc: Tax Collector

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 2,951	\$ 0	\$ 2,951	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	23/24

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 5, 2020 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 15, 2020. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 24, 2020, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from Bruce Houman based on an Abstract of Judgment – Civil and Small Claims recorded February 2, 2018 as Instrument No. 2018-0042931.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Bruce Houman be awarded excess proceeds in the amount of \$2,951.64. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Residents and Businesses

Excess proceeds will be released to a lienholder of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Bruce

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST

2/16/2024

Aaron Gettis
Aaron Gettis, Deputy County Counsel

11/1/2023

3114172.0002

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

RECEIVED

2020 AUG 19 PM 4:56

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1245 Parcel Identification Number: 375345010

Assessee: IMANI, ALI

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 6,384.21 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2018-0041482; recorded on 2/2/2018. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

1- Recorded Abstract of Judgement and lien San Bernardino County

2- Recorded Abstract of Judgement and lien Riverside County

3- Judgement entered on 9/11/2017

4- Plaintiff's claim and order to go to small claim court

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 12th day of August, 2020 at Riverside, Ca
County, State

Signature of Claimant

Signature of Claimant

Bruce Houman OLD ADDRESS

Bruce Houman NEW ADDRESS

Print Name

Print Name

801 S. Main Street, Suite 201

131 S. Royal Oak Road

Street Address

Street Address

Corona, Ca.

Anaheim, Ca. 92807

City, State, Zip

City, State, Zip

951-265-7687

951-265-7687

Phone Number

Phone Number

BruceHoumanT@Gmail.com

BruceHoumanT@Gmail.com

Email Address

Email Address



ORIGINAL

EJ-001

2018-0042931

02/02/2018 01:37 PM Fee: \$ 102.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



289

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):
After recording, return to:
Bruce Houman
801 S Main Street, Suite 201
Corona, CA 92882

In Pro Per
TEL NO.: 951-735-2700 FAX NO. (optional):
E-MAIL ADDRESS (Optional):

ATTORNEY FOR [] JUDGMENT CREDITOR [x] ASSIGNEE OF RECORD []

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside
STREET ADDRESS: 13800 Heacock St. D201 (2nd FL.)
MAILING ADDRESS:
CITY AND ZIP CODE: Moreno Valley, CA 92553
BRANCH NAME: Moreno Valley - Small Claims

FOR RECORDER'S USE ONLY

PLAINTIFF: Bruce Houman
DEFENDANT: Ali Imani

CASE NUMBER:
MVS 1702516

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS [] Amended

FOR COURT USE ONLY

1. The [x] judgment creditor [] assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's Name and last known address

Ali Imani; DBA:Alamo Medical Supply & Equipment
6827 Vallean Ave
Van Nuys, CA 91406

b. Driver's license no. [last 4 digits] and state: [x] Unknown
c. Social security no. [last 4 digits]: [] Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
Ali Imani; DBA:Alamo Medical Supply & Equipment
7742 Densmore Ave., Van Nuys, CA 91406

2. [x] Information on additional judgment debtors is shown on page 2.

4. [] Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):
Bruce Houman
801 S Main Street, Suite 201
Corona, CA 92882

5. [] Original abstract recorded in this county:

a. Date:
b. Instrument No.:

Date: 10/24/2017
Bruce Houman

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$6,384.21

10. [] An [] execution lien [] attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$

8. a. Judgment entered on (date): 09/11/2017

b. In favor of (name and address):

b. Renewal entered on (date):

9. [] This judgment is an installment judgment.

11. A stay of enforcement has

a. [x] not been ordered by the court.

b. [] been ordered by the court effective until (date):

12. a. [x] I certify that this is a true and correct abstract of the judgment entered in this action.

b. [] A certified copy of the judgment is attached.



This abstract issued on (date):

DEC 05 2017

Clerk, by

J. RANDLE

, Deputy

ORIGINAL

PLAINTIFF: Bruce Houman
DEFENDANT: Ali Imani

COURT CASE NO.
MVS 1702516

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

14. Judgment creditor (*name and address*):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Alamo Medical Supply & Equipment Co.
7101 Valjean Ave.
Van Nuys, CA 91406

Driver's license no. [last 4 digits] and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (*address*):

17. Name and last known address

Driver's license no. [last 4 digits] and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (*address*):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (*address*):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (*address*):

20. Continued on Attachment 20.

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

September 29, 2023

Final Notice

BRUCE HOUMAN
131 S. ROYAL OAK ROAD
ANAHEIM, CA 92807

Re: PIN: 375345010
TC 215 Item 1245
Date of Sale: May 5, 2020

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent to Collect Excess Proceeds
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificate
- Copy of Marriage Certificate for

- Notarized Updated Statement of Monies Owed (as of date of tax sale)**
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other:

Please send in all **original** documents by **October 14, 2023** to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

Megan Montellano

Accounting Technician I
Tax Sale Operations/Excess Proceeds
Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X
1. Article Addressed to:	B. Received by (Printed Name)
BRUCE HOUMAN 131 S. ROYAL OAK ROAD ANAHEIM, CA 92807	D. Is delivery address different If YES, enter delivery address
9590 9402 7411 2055 3838 85 2. Article Number (Transfer from service label) 7022 3330 0000 1835 8889	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)

RECEIVED

2023 OCT -4 PM 2: 08

RIVERSIDE COUNTY
TREAS - TAX COLLECTION

To who it may concern.

County of Riverside Tax Sale Operations. Excess Proceeds.

I, Bruce Houman, hereby declare under penalty of perjury that I am lien holder on the property know as "PIN 375345010, TC 215, Item 1245 sold on May 5, 2020"

The lien is obtained through a judgement on 2/2/2018 in county of Riverside for total amount of 6,384.21. Out of which I have managed to collect 2600.00. The remaining balance is 3,784.21.

 10/04/23
Bruce Houman

Bruce Houman

951-265-7687

SEE ATTACHED
DOCUMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

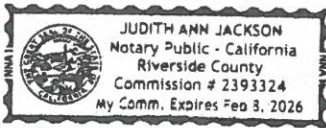
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On 10/04/2023 before me, Judith Ann Jackson, Notary Public
Date Here Insert Name and Title of the Officer
Personally appeared Bruce Houtman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Judith Ann Jackson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Document Date

Number of Pages Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

Signer's Name Signer's Name
Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

Signer Is Representing Signer Is Representing