

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



ITEM: 19.12  
(ID # 23255)

MEETING DATE:  
Tuesday, May 21, 2024

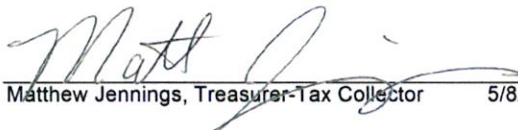
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Item 1748. Last assessed to: Sloan's Dry Cleaners and Edward A. Sloan individually. District 4. [\$7,495-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from South Coast Air Quality Management District for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 657074002; and
2. Authorize and direct the Auditor-Controller to issue a warrant to South Coast Air Quality Management District in the amount of \$ 7,495.79 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 5/8/2024

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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Perez  
Nays: None  
Absent: Gutierrez  
Date: May 21, 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**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 7,495	\$ 0	\$ 7,495	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	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 South Coast Air Quality Management Division based on an Abstract of Judgment – Civil and Small Claims recorded September 7, 2012 as Instrument No. 2012-0428793.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that South Coast Air Quality Management Division be awarded excess proceeds in the amount of \$7,495.79. 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 SCAQMD**

*Cesar Bernal*  
Cesar Bernal, PRINCIPAL MGMT ANALYST

5/10/2024

*Aaron Gettis*  
Aaron Gettis, Chief of Deputy County Counsel

4/9/2024

3114172 1378 2

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

RECEIVED

2020 DEC -3 AM 10: 04

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1748 Parcel Identification Number: 657074002

Assessee: SLOANS DRY CLEANERS & SLOAN EDWARD A

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 \$18,284.06 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. 20120428793; recorded on 09/07/2012. 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.

This claim is being submitted on behalf, South Coast Air Quality Management District, a public entity, organized and existing pursuant to Division 26, Part 3, Chapter 5.5 of the California Health and Safety Code.

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 18 day of November, 2020 at Los Angeles, California  
County, State

Signature of Claimant

Signature of Claimant

Nicholas Sanchez, Esq. on behalf of Judgment Creditor, South Coast Air Quality Management District

Print Name

Print Name

21865 Copley Drive

Street Address

Street Address

Diamond Bar, CA 91765

City, State, Zip

City, State, Zip

909.396.3400

Phone Number

Phone Number

nsanchez@aqmd.gov

Email Address

Email Address

EJ-001

DOC # 2012-0428793

09/07/2012 04:39P Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

Nancy S. Feldman, SBN 125610  
Office of the District Prosecutor  
South Coast Air Quality Management District  
21865 Copley Drive  
Diamond Bar, CA 91765-0940  
Tel: (909) 396-3400

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles

STREET ADDRESS: 111 N. Hill Street

MAILING ADDRESS:

CITY AND ZIP CODE: Los Angeles 90012

BRANCH NAME: Central District-Stanley Mosk Courthouse

PLAINTIFF: People of the State of California ex rel. SCAQMD, et al.

DEFENDANT: John Louis Sloan, et al.

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CASE NUMBER:

02K05228

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ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

Amended

FOR COURT USE ONLY

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

a. Judgment debtor's

Name and last known address

John Louis Sloan, individually and dba  
Sloans Dry Cleaners  
2924 Whittier Boulevard  
Los Angeles, CA 90023

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

John Louis Sloan, individually and dba Sloans Dry Cleaners  
2924 Whittier Boulevard, Los Angeles, CA 90023

2.  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):

People of the State of California ex rel. South Coast Air Quality Management District, 21865 Copley Drive, Diamond Bar, CA 91765-0940

5.  Original abstract recorded in this county:

a. Date

b. Instrument No.:

Date: August 14, 2012

Nancy S. Feldman, SBN 125610

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:

\$ 10,092.00 \$ 10,147.00

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

a. Amount: \$ 0.00

b. In favor of (name and address):

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

8. a. Judgment entered on (date): July 2, 2002

b. Renewal entered on (date): July 2, 2012

9.  This judgment is an installment judgment.

11. A stay of enforcement has

a.  not been ordered by the court.

b.  been ordered by the court effective until

(date):

12. a.  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.

Clerk, by John A. Clarke Deputy

(SEAL)



This abstract issued on (date):

AUG 21 2012

PLAINTIFF: People of the State of California ex rel. SCAQMD, et al.	CASE NUMBER:
DEFENDANT: John Louis Sloan, et al.	02K05228

**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

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):

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

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):

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.

Giovane Pizano  
Assistant Treasurer



Melissa Johnson  
Assistant Tax Collector

January 25, 2024

# Final Notice

South Coast Air Quality Management District  
C/O Nicholas Sanchez, ESQ.  
21865 Copley Drive  
Diamond Bar, CA 91765

Re: PIN: 657041002  
TC 215 Item 1748  
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
- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificates
- Copy of Marriage Certificate for
- Original Note/Payment Book

- Notarized Updated Statement of Monies Owed (up to 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 **February 9, 2024** 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

Sincerely,

Megan Montellai

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

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<b>A. Signature</b> <input checked="" type="checkbox"/>	
<b>1. Article Addressed to:</b>  South Coast Air Quality Management District C/O Nicholas Sanchez, ESQ. 21865 Copley Drive Diamond Bar, CA 91765		<b>B. Received by (Printed Name)</b> <span style="float: right;">C.</span>	
<b>2. Article Number (Transfer from service label)</b>  7003 2260 0004 1560 7269		<b>D. Is delivery address different from item 1? If YES, enter delivery address below:</b>	
<b>3. Service Type</b> <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)		<input type="checkbox"/> Priority Mail <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Restricted Delivery	

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RECEIVED

2024 MAR 18 PM 3:23

RIVERSIDE COUNTY  
TREASURER TAX COLLECTOR



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

OFFICE OF THE GENERAL COUNSEL  
Christina Lajos  
909-396-2315  
clajos@aqmd.gov

**March 14, 2024**

**Riverside County Treasurer-Tax Collector**  
**Attn.: Excess Proceeds**  
**P.O. Box 12005**  
**Riverside, CA 92502-2205**

Re: PIN: 657041002  
TC 215 Item 1748  
Date of Sale: May 5,2020

Dear Excess Proceeds,

We have a Judgment against John Louis Sloan, individually and dba Sloan Dry Cleaners filed June 06, 2002 for the amount of \$10,092. We filed an application for renewal of the judgment that was filed June 28, 2022. Below is an itemized statement of the monies owed to South Coast Air Quality Management District.

Amount of Original Judgment (6/6/2002)	\$10,092.00
Amount at the time of the Renewal of the Judgment (6/28/2022). Interest Included.	\$20,277.32 (Original Amount \$10,092 + Costs After Judgment \$55.00 + Interest After Judgement \$10,130.32.)
Payments made to date.	\$0.00
<b>Total Amount Currently Due</b>	<b>\$20,277.32</b>

The District has not received any payments to date. I have included both the original Judgement and the filed Application for Renewal of Judgement.

Please feel free to contact me at 909-396-2315 or clajos@aqmd.gov if you wish to discuss this matter further.

Sincerely,

Christina Lajos  
Senior Paralegal

**Riverside County Treasurer-Tax Collector**

PIN 657041002

Page 2 of 2

State of California

County of \_\_\_\_\_

This instrument was acknowledged before me this 14<sup>th</sup> day of March (month), 2024 (year), by Christina Lajos (name of officer or agent, title or officer or agent) of South Coast AQMD (name of corporation acknowledging) a CA (state or place of incorporation) corporation, on behalf of the corporation.

Personally Known  
 Produced Identification

Type and # of ID CDL D4352985

(Seal)



Lori Langrell  
(Signature Notary)

LORI LANGRELL  
Name of Notary Typed, Stamped  
or Printed  
Notary Public, State of California