

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



**ITEM:** 21.6  
(ID # 27449)

**MEETING DATE:**  
Tuesday, July 01, 2025


**FROM :** TREASURER-TAX COLLECTOR

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 155. Last assessed to: Garry Lee Torro, a single man. District 5. [\$630-Fund 65595 Excess Proceeds from Tax Sale]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from the County of Riverside, Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 528104001;
2. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Code Enforcement Department in the amount of \$630.24, 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; and
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$55,304.49 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

**ACTION:Policy**


  
Matthew Jennings, Treasurer-Tax Collector 6/18/2025

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 1, 2025  
xc: TTC

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>	\$ 630	\$ 0	\$ 630	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	25/26

**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 02, 2023 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2023. 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 13, 2023 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.

Revenue and Taxation Code Section 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code Section 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest Reports to notify all parties of interest attached to the parcel.
2. Researched all last assessees through the County's Property Tax System for any additional addresses.
3. Used Accurant (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times, and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code Section 4676 (b).

According to Revenue and Taxation Code Section 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on June 20, 2023.

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

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

1. Claim from the County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded February 26, 2021 as Instrument No. 2021-0126532.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Riverside, Code Enforcement Department be awarded excess proceeds in the amount of \$630.24. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$55,304.49 will be transferred to the County General Fund. 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 and transferred to the County General Fund.

**ATTACHMENTS (if any, in this order):**

**ATTACHMENT A. Claim Code**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 6/19/2025

  
Aaron Gettis, Chief of Deputy County Counsel 4/21/2025

RECEIVED

2023 DEC -1 PM 5:06

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC: 219 ITEM 155 Parcel Identification Number: 528104001

Owner: TORRO, GARRY LEE

Situs Address: 52007 DATE AVE CABAZON 92230

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 630.24 from the sale of the above mentioned real property. I/We were the [ ] lienholder(s), [ ] property owner(s) [please check one] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2021-0126530; recorded on 02/26/2021. 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.

Please see attached documents.

If the property is held in Joint Tenancy, the tax sale 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 28 day of November, 2023 at Riverside, CA County, State



Signature of Claimant

Valerie Lam

Print Name

4080 Lemond St., 14th Floor

Street Address

Riverside, CA 92501

City, State, Zip

(951) 955-1836

Phone Number

vlam@rivco.org

Email Address

\_\_\_\_\_  
Signature of Claimant

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email Address

RECORDING REQUESTED BY:  
County of Riverside  
Code Enforcement Department

**2021-0126532**

02/25/2021 10:40 AM Fee: \$ 0.00

Page 1 of 2

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



*(Handwritten initials)*

AND WHEN RECORDED MAIL TO:

County of Riverside  
Code Enforcement Department  
50130 Main Street, Cabazon, CA 92230 • (951)  
955-2004  
Mail Stop # 4070

## NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on the property of:

Case #: CV2001714

GARRY LEE TORRO)  
and DOES I Through X, Owners)

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 14 of RCO Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

**ADDRESS:** 52007 DATE AVE, CABAZON, CA 92230  
**PARCEL #:** 528104001  
**LEGAL DESCRIPTION:** MB 41/63, CABAZON ESTATES NO 2, LOT 111, BLOCK , T3SR2E SEC 23  
**VIOLATIONS:** Accumulated Rubbish (AR) - Ord. 541 Sec 2 [RCC 8.120.010]

Such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes/Ordinances listed above. Failure to comply with the lawful orders of the Deputy Director (Code Enforcement) and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in abatement/removal of the public nuisance or other violation(s) of the Riverside County Code/Riverside County Ordinance and other available legal remedies, as well as assessment of the abatement fees and costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property. Any purchaser(s), heirs, transferee(s), gift recipient(s), assigns or any other persons and/or entities acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien and shall be liable for any unpaid abatement costs and fees.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: *Michael Sanders*  
Michael Sanders, Senior Code Enforcement Officer, Code Enforcement Department

Dated: 2/24/2021

**ACKNOWLEDGEMENT**

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

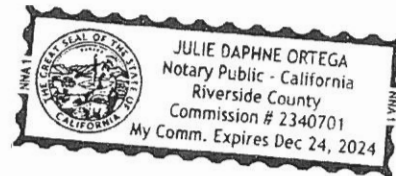
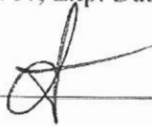
On 2/24/24 before me, Julie Daphne Ortega, Notary Public, personally appeared Michael Sanders, Senior Code Enforcement Officer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

Commission#: #2340701, Exp. Date: 12/24/2024

Signature: \_\_\_\_\_





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**DEMAND FOR PAYMENT-FF**

<b>Date:</b> April 09, 2025 <b>Case Status:</b> Closed Non-Compliance	<b>Case Number:</b> CV2001714 <b>BOS District:</b> District 5
<b>Property Owner</b> GARRY LEE TORRO 52007 DATE AVE CABAZON, CA 92230	<b>Property Address</b> Assessor Parcel #: 528104001 52007 DATE AVE CABAZON, CA 92230

A Notice of Violation and Order to Abate Public Nuisance was previously issued in the above matter. The ten (10) day appeal period has expired and the Order to Abate has become final: or if appealed, the decision was in the Department's favor, and the Order to Abate has become final.

Riverside County Ordinance No. 725 provides for the recovery of all abatement costs, applicable Fees and related penalties and assessments incurred by the County reasonably related to any enforcement action to abate a public nuisance, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below with thirty (30) days.

**You are liable to the County of Riverside for the following abatement costs:**

Item	Description	Costs
<b>FLAT FEES</b>		
Flat Fee Costs	Subtotal of Flat Fees - See Cost Detail Attached	\$630.24
<b>ADMINISTRATIVE CITATIONS</b>		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$0.00
<b>CONTRACTOR COSTS</b>		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$0.00
<b>COUNTY COUNSEL COSTS</b>		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
<b>RIVERSIDE SHERIFF'S OFFICE COSTS</b>		
RSO Costs	Subtotal of RSO Costs - See Cost Detail Attached	\$0.00
<b>OTHER COSTS</b>		
Other Costs	Subtotal of Other Costs	\$0.00

<b>Subtotal</b>	<b>\$630.24</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$630.24</b>

Please refer to the remittance sheet attached for payment information.

**Open Case Status:** These costs have not been audited and may not be all inclusive, as there are open and active cases. This property may be subject to additional enforcement and administrative costs until the property is brought into full compliance with county ordinances. Once the issues have been corrected, please re submit your request for processing.

**Closed Case Status:** Upon compliance of all violations, full payment of the above and confirmation of available funds to the County, a release letter for the Notice(s) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

These costs have not been audited and may not be all inclusive. This property may be subject to additional enforcement and administrative costs until the property in brought into full compliance with county ordinances.



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**FLAT FEE DETAILS**

Below is the detailed information for Flat Fees listed on the prior page.

Date	Item	Description	Costs
<b>FLAT FEES</b>			
03/05/2021	Flat Fee	7047 - ABT-Non-Compliance Flat Fee	\$630.24
<b>Flat Fees Subtotal</b>			<b>\$630.24</b>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**REMITTANCE INFORMATION**

Please remit payment and include this sheet

**REMITTANCE INFORMATION**

Make checks payable and remit to:  
**Riverside County Code Enforcement  
 Department**  
 Attn: Administrative Services  
 4080 Lemon Street, 3rd Floor  
 P.O. Box 1469  
 Riverside, CA 92502

<b>Subtotal</b>	<b>\$630.24</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$630.24</b>

<b>APN: 528104001</b>	<b>Case Number: CV2001714    BOS District: District 5</b>
-----------------------	---

**Payment Options**

On-line	RivCoPlus.org	E-Checks and credit cards are accepted on-line*
Credit Card	760-863-7735	Please have your invoice number or case number ready for reference*
Mail	County of Riverside PO Box 1469 Riverside, CA 92502	Reference your invoice number or case number on your check or include a copy of the remittance slip.
Walk-in	Riverside Permit Assistance Center 4080 Lemon Street, 9 <sup>th</sup> Fl. Riverside, CA 92501	Desert Permit Assistance Center 77588 El Duna Ct, Ste. H Palm Desert, CA 92211

\*Note – 2.28% transaction service fee will be applied to credit card payments