

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



**ITEM: 21.8
(ID # 27478)**

MEETING DATE:
Tuesday, July 01, 2025

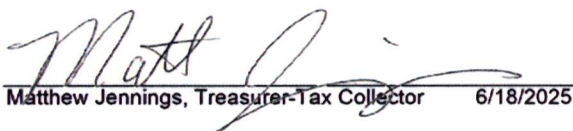
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 185. Last assessed to: Zona Foods Corporation, a Wyoming Corporation. District 4. [\$46,242-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 577450010; and
2. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Code Enforcement Department in the amount of \$46,242.47, 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 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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 46,242	\$ 0	\$ 46,242	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	No
			For Fiscal Year:	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 2, 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.

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 November 04, 2021 as Instrument No. 2021-0656067.

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 \$46,242.47. 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 Code


Cesar Bernal, PRINCIPAL MGMT ANALYST 6/19/2025


Aaron Gettis, Chief of Deputy County Counsel 4/28/2025

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2023 DEC -1 PM 5:06

TC 219 ITEM 185 Parcel Identification Number: 577450010

RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

Assessee: ZONA FOODS CORP

Situs:

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 \$281,956.80 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. see below; recorded on see below. 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 2021-0656067, 11/04/2021 and Superior
Court of the state of California, Case No. CVSW2110087

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 28 day of November, 2023 at Riverside, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Valerie Lam
Print Name

Print Name

4080 Lemon St, 14th Floor
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

951-955-1836
Phone Number

Phone Number

vlam@rivco.org
Email Address

Email Address

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
4080 Lemon Street, 12th Floor
Riverside, California 92501
Mail Stop #1070

2021-0656067

11/04/2021 10:19 AM Fee: \$ 0.00

Page 1 of 1

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



8776

(space for recorder's use)

Exemption from Recording Fee Requested - Pursuant to Government Code Section 6103

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other violation(s) of the Riverside County Code ("RCC")/ Riverside County Ordinance ("RCO") on the property of: **Case#: CVCA210785**
ZONZ FOODS CORP 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: 40434 ELM BRUSH TRL., ANZA, CA 92539
PARCEL #: 577-450-010
LEGAL DESCRIPTION: 4.82 ACRES IN LOT 26 MB 166/039 TR 20012
ABATED VIOLATIONS: RCC 17.12.040/RCO No. 348 Sec 3.3 - Unlawful Cannabis Cultivation

PENDING ADMINISTRATIVE PROCEEDINGS: Recovery of all related abatement costs

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), heir(s), 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: B. Beal
Brian Bealer, Code Enforcement Department

Dated: 11-01-21

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)

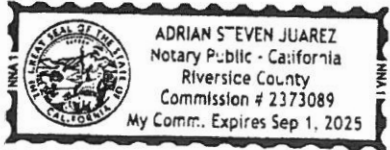
On 11/2/21 before me, Adrian Steven Juarez, Notary Public, personally appeared Brian Bealer who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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#: 2373089; Expires: September 1, 2025

Signature: [Signature] (Seal)





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

DEMAND FOR PAYMENT

Date: April 02, 2025	Case Number: CVCA210785 BOS District: District 3
Owner ZONZ FOODS CORP 27475 YNEZ RD, STE 363 TEMECULA, CA 92591	Property Address Assessor Parcel #: 577450010 40434 ELM BRUSH TRL ANZA, CA 92539

Riverside County Ordinance 725 provides for the recovery of abatement and administrative costs reasonably related to Code Enforcement, including but not limited to costs related to the abatement, 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.

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

Item	Description	Costs
LABOR COSTS		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$410.84
ADMINISTRATIVE CITATIONS		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$0.00
CONTRACTOR COSTS		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$459.30
COUNTY COUNSEL COSTS		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$10,003.16
OTHER COSTS		
Other Costs	Subtotal of Other Costs	\$271,083.50

Subtotal	\$281,956.80
Payments/Credits	\$0.00
TOTAL DUE NOW	\$281,956.80

Please refer to the remittance sheet attached for payment information.

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

A request for hearing to object to the charges must be filed in writing to this department within 15 days of the service of this Demand for Payment. You may submit your request via US mail, FAX or email to any of the addresse(s)/numbers listed below event a hearing is required, additional administrative costs may apply.

Demands Processing Unit



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Audit Date: April 02, 2025	Case Number: CVCA210785	APN: 577450010	Page 2
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LABOR COSTS DETAIL

Below is the detailed information for the Labor Costs listed on the prior page.

*NOTE: Time billed on or after December 11, 2017 is shown as two (2) decimal places in the description column, but the actual calculation is based on seven (7) decimal places. *e.g. 0.4166666 displayed as 0.41 minutes.*

Date	Item	Description	Costs
LABOR HOURS			
09/13/2021		7021 - Internal Labor Labor charged on: 09/13/2021 for Michael Collins of 0.25 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for CDE: Field Work	\$32.00
09/13/2021		7021 - Internal Labor Labor charged on: 09/13/2021 for Michael Collins of 0.33 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for CDE: Trav/ Time	\$42.67
09/16/2021		7021 - Internal Labor Labor charged on: 09/16/2021 for Michael Collins of 0.25 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for CDE: Office Work	\$32.00
09/23/2021		7021 - Internal Labor Labor charged on: 09/23/2021 for Michael Collins of 0.25 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for CDE: Office Work	\$32.00
10/06/2021		7021 - Internal Labor Labor charged on: 10/06/2021 for Brian Bealer of 0.16 hour(s) at 142.00/hr (Senior Code Enforcement Officer rate) for CDE Office Work	\$23.67
10/25/2021		7021 - Internal Labor Labor charged on: 10/25/2021 for Brian Bealer of 1.50 hour(s) at 142.00/hr (Senior Code Enforcement Officer rate) for CDE Office Work	\$213.00



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Audit Date: April 02, 2025	Case Number: CVCA210785	APN: 577450010	Page 3
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01/11/2022		7021 - Internal Labor	Labor charged on: 01/11/2022 for Justin Gardiner of 0.25 hour(s) at 142.00/hr (Senior Code Enforcement Officer rate) for CDE Office Work	\$35.50
Labor Hours Subtotal				\$410.84

ADDITIONAL COSTS DETAIL

Date	Item	Description	Description	Costs
CONTRACTOR COSTS				
10/12/2021		7032 - Professional Services	Ticor Title Company of California LITIGATION GUARANTEES	\$380.00
03/23/2022		7032 - Professional Services	Ticor Title Company of California LITIGATION GUARANTEES INV 1007	\$60.00
05/23/2022		7034 - Property Research Cost	Property Research Cost	\$19.30
Contractor Costs Subtotal				\$459.30
COUNTY COUNSEL COSTS				
02/28/2022		7031 - Legal/County Counsel Cost	Attorney's Fees for 30 hours of work & Costs of service Defendant	\$10,003.16
County Counsel Costs Subtotal				\$10,003.16
OTHER COSTS				
05/23/2022		7022 - Prep Fee-Demand	Demand Prep Fee	\$63.50
05/23/2022		7026 - Recording Fee	Notice of Pendency 2021-0656067	\$20.00
08/12/2022		7160 - Litigation Settlement	7160 - Civil Penalties	\$271,000.00
Other Costs Subtotal				\$271,083.50



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Audit Date: April 02, 2025	Case Number: CVCA210785	APN: 577450010	Page 4
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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

Subtotal	\$281,956.80
Payments/Credits	\$0.00
TOTAL DUE NOW	\$281,956.80