

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



ITEM: 21.7
(ID # 28889)

MEETING DATE:
Tuesday, May 12, 2026

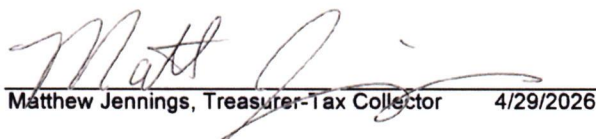
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 220, Item 164. Last assessed to: Kung Wei Chiu, a single man, District 4. [\$126,294-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 693062002;
2. Approve the claim from Kung Wei Chiu AKA Kungwei Chiu, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693062002; and,
3. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Code Enforcement Department in the amount of \$1,080.28 and to Kung Wei Chiu AKA Kungwei Chiu in the amount of \$125,213.43, 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 4/29/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Gutierrez 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: May 12, 2026
xc: Treasurer

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	\$126,294	\$ 0	\$126,294	\$ 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 April 30, 2024, public auction sale. The deed conveying title to the purchasers at the auction was recorded June 24, 2024. 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 11, 2024, 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 two claims for excess proceeds:

1. Claim from the County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded October 12, 2023, as Instrument No. 2023-0300659 and a Notice of Lien recorded April 25, 2024, Instrument No. 2024-0120253.
2. Claim from Kung Wei Chiu AKA Kungwei Chiu, last assessee based on a Grant Deed recorded December 08, 2017, as Instrument No. 2017-0515814.

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 \$1,080.28 and Kung Wei Chiu AKA Kungwei Chiu be awarded excess proceeds in the amount of \$125,213.43. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Residents and Businesses

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Code

ATTACHMENT B. Claim Chiu

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 5/4/2026

Aaron Gettis
Aaron Gettis, Chief Deputy County Counsel 11/6/2025

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2024 NOV 14 AM 9:15

TC: 220 ITEM: 164 Parcel Identification Number: 693062002

Owner: CHIU, KUNG WEI

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Situs Address: 73181 COLONIAL DR THOUSAND PALMS 92276

Date Sold: 04/30/2024

Date Deed to Purchaser Recorded: 06/24/2024

Final Date to Submit Claim: 06/24/2025

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1,080.24 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [please check 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.

Doc # 2024-0120253, 04/25/2024
Doc # 2023-0300659, 10/12/2023
Please see attached back-up.

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 13 day of November, 2024 at Riverside, CA County, State


Signature of Claimant
Valerie Lam
Print Name
4080 Lemon St. 14th Fl
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

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211
Mail Stop 4036

2023-0300659

10/12/2023 10:05 AM Fee: \$ 0.00

Page 1 of 2

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



3948

(space for recorder's use)

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 #:
CVAR230387

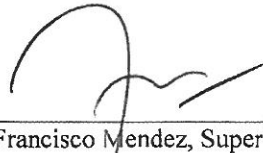
KUNG WEI CHIU
and DOES I through X, Owners

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: 73181 COLONIAL DRIVE. THOUSAND PALMS, CA 92276
PARCEL #: 693-062-002
LEGAL DESCRIPTION: LOT 58 MB 045/024 TR 2462
VIOLATIONS: Ord. 541 Sec 2 [RCC 8.120.010] – ACCUMULATED RUBBISH (AR)

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: 
Francisco Mendez, Supervising, Code Enforcement Officer

Dated: 10/10/2023

County of Riverside
Code Enforcement: Administration
4080 Lemon St., 14th floor
Riverside, CA. 92501
ATTN: Liens / Releases Dept.

When recorded please mail to:
Mail Stop# 1083

2024-0120253

04/25/2024 10:02 AM Fee: \$ 0.00

Page 1 of 1

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



8427

NOTICE OF LIEN

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

APN: 693-062-002
OWNER OF RECORD: KUNG WEI CHIU
SITUS ADDRESS: 73181 COLONIAL DR., THOUSAND PALMS, CA
LEGAL DESCRIPTION: LOT 58 MB 045/024 TR 2462

<u>Case No.</u>	<u>Violation Description</u>	<u>Ordinance No. (RCC Code)</u>
CVAR230387	Accumulated Rubbish	Ord 541 Sec 2

Pursuant to the Riverside County Ordinance ("RCO") Nos. listed above and RCO No. 725 of the County of Riverside, State of California and Section 25845 of the California Government Code, proceedings have been completed based upon the noncompliance of the subject property with respect to the removal of violations described above. The abatement costs incurred by the County, including, but not limited to actual abatement costs, administrative costs and related fines and penalties have become a lien on the subject property.

The actions taken to abate the subject condition were as follows: A Notice of Violation was issued. Multiple site visits were conducted regarding the violation. Subsequently, the case was closed.

On March 12, 2024, the County Hearing Officer conducted a hearing and determined the reasonable costs of abatement to be \$1,080.28, One Thousand Eighty Dollars and Twenty Eight Cents. The County Hearing Officer also ordered that a lien be imposed on the above-described real property for the abatement costs and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: 
Valerie Lam, TLMA Administration

ACKNOWLEDGMENT

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.

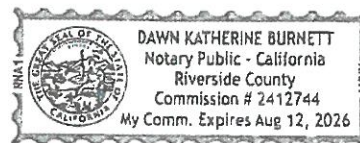
State of California)
County of Riverside) SS

On 4/18/24 before me, Dawn Burnett, Notary Public, personally appeared Valerie Lam, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 #: 2412744, Expires: August 12, 2026

Signature  (Seal of Notary)





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

DEMAND FOR PAYMENT-FF

Date: September 12, 2025 Case Status: Closed in Compliance	Case Number: CVAR230387 BOS District: District 4
Property Owner KUNG WEI CHIU 73181 COLONIAL DR THOUSAND PALMS, CA 92276	Property Address Assessor Parcel #: 693062002 73181 COLONIAL DR THOUSAND PALMS, CA 92276

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
FLAT FEES		
Flat Fee Costs	Subtotal of Flat Fees - See Cost Detail Attached	\$1,080.28
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	\$0.00
COUNTY COUNSEL COSTS		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
RIVERSIDE SHERIFF'S OFFICE COSTS		
RSO Costs	Subtotal of RSO Costs - See Cost Detail Attached	\$0.00
OTHER COSTS		
Other Costs	Subtotal of Other Costs	\$0.00

Subtotal	\$1,080.28
Payments/Credits	\$0.00
TOTAL DUE NOW	\$1,080.28

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 is brought into full compliance with county ordinances.



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Date	Item	Description		Costs
FLAT FEES				
09/22/2023	Flat Fee	7016 - Code Violation Fixed Fee	Code Violation Follow-up Inspection	\$450.04
12/04/2023	Flat Fee	7017 - Non-Compliance Fixed Fee	NOP Recorded and Mailed	\$630.24
Flat Fees Subtotal				\$1,080.28



**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

Subtotal	\$1,080.28
Payments/Credits	\$0.00
TOTAL DUE NOW	\$1,080.28

APN: 693062002	Case Number: CVAR230387	BOS District: District 4
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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 th Fl. Riverside, CA 92501	Desert Permit Assistance Center 77588 El Dora Ct, Ste. H Palm Desert, CA 92211

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

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC: 220 ITEM: 164 Parcel Identification Number: 693062002

Owner: CHIU, KUNG WEI

Situs Address: 73181 COLONIAL DR THOUSAND PALMS 92276

Date Sold: 04/30/2024

Date Deed to Purchaser Recorded: 06/24/2024

Final Date to Submit Claim: 06/24/2025

TREASURER-TAX COLLECTOR

NOV 21 2024

RECEIVED

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$126,293.91 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [] property owner(s) [please check one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2017-0515819, recorded on 12/08/2017. 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.

COPY OF GRAND DEED APN 693062002-8

COPY OF CALIFORNIA DRIVERS LICENSE

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 16 day of JULY, 2024 at RIVERSIDE COUNTY, CALIFORNIA County, State

Signature of Claimant

KUNGWEI CHIU

Print Name 80307 CAPRICE DR

73181 COLONIAL DR KWC

Street Address INDIO, CA 92203

THOUSAND PALMS, CA 92276

City, State, Zip (760)219-6360

(442)659-6242

Phone Number kungweickie7@gmail.com

Email Address

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

Email Address

NA

Recording Requested By

First American Title Company

RECORDING REQUESTED BY:
First American Title Insurance Company

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

Kung Wei Chiu
73181 Colonial Drive
Thousand Palms, CA 92276

DOC # 2017-0515814
12/08/2017 02:05 PM Fees: \$15.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARY #420

THIS SPACE FOR RECORDER'S USE ONLY:

Order No. 0625-5563904
APN: 693-062-002-8

GRANT DEED

Escrow No. 069603-LF
TRA: 061-114

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$44.00

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [] City of AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

L & M Real 1, LLC, a California Limited Liability Company

hereby GRANT(s) to:

Kung Wei Chiu, a single man

the real property in the unincorporated area of the County of Riverside, State of California, described as:

Lot 58 of Tract 2462 as per Map recorded in Book 45, Pages 24 to 33 inclusive of Maps, in the office of the
County Recorder of Riverside County, California.

Dated November 17, 2017

L & M Real 1, LLC, a California Limited Liability Company

BY Wade Lichliter, Managing Member
Wade Lichliter, Managing Member

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 SAN LUIS OBISPO

On NOVEMBER 29, 2017 before me, KEVIN A. LODGE

appeared WADE LICHLITER 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 [Handwritten Signature]

(Seal)

