

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Kurtz Law PLLC 910 W. Main St., Ste 364 Boise, ID 83702 TELEPHONE NO.: (208) 287-8167	LEVYING OFFICER (Name and Address): Riverside County Sheriff's Office 46200 Oasis St., Rm. B15 Indio, CA 92201 (760)863-8255
ATTORNEY FOR (Name): AMAG, Inc., a California Corporation SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside STREET ADDRESS: 3255 E. Tahquitz Canyon Way MAILING ADDRESS: CITY AND ZIP CODE: Palm Springs, CA 92262	
PLAINTIFF/PETITIONER: AMAG, Inc., a California Corporation DEFENDANT/RESPONDENT: DDGC Holdings Ltd., a California Corporation, et al.	COURT CASE NUMBER: CVPS2106042
Sheriff's Sale Under Foreclosure	LEVYING OFFICER FILE NUMBER: 2022302788

Date: **04/25/2023**

In favor of: **AMAG, Inc., a California Corporation**

And against: **DDGC Holdings Ltd., a California Corporation, 30 Oakmont Dr., Rancho Mirage, CA 92270**

Under a Writ of Sale issued out of the above court on 10/05/2022, on a judgment rendered on 08/26/2022 for the sum of \$9,585,083.50, I have levied upon all the rights, title, and interest of the judgment debtor(s), DDGC Holdings Ltd., a California Corporation

in the real property, in the County of Riverside, described as follows:

Physical Address: **19300 Palm Dr., Desert Hot Springs, CA**

Legal Description: **See attached Legal Description**

APN(s): **657-490-002**

The property to be sold is NOT subject to the right of redemption.

The amount of the secured indebtedness with interest and costs: N/A

Minimum Bid (If applicable): \$0.00

PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 to 701.680, INCLUSIVE, OF THE CODE OF CIVIL PROCEDURE FOR PROVISIONS GOVERNING THE TERMS, CONDITIONS, AND EFFECT OF THE SALE AND THE LIABILITY OF DEFAULTING BIDDERS.

PUBLIC NOTICE IS HEREBY GIVEN that I will proceed to sell at public auction to the highest bidder, for cash in lawful money of the United States, all the rights, title and interest of said judgment debtor(s) in the above described property, or so much thereof as may be necessary to satisfy said Writ or Warrant, with accrued interest and costs on:

Date and Time of Sale	Location
06/22/2023 10:00AM	46200 Oasis St., Rm. B15, Indio, CA 92201

Directions to the property location can be obtained from the levying officer upon oral or written request.

Chad Bianco, Sheriff - Coroner


C. Avalos, Sheriff's Authorized Agent

LIENS MAY BE PRESENT WHICH MAY OR MAY NOT SURVIVE THIS LEVY

LEGAL DESCRIPTION

Property Address: 19300 Palm Drive, Desert Hot Springs, California
APN No.: 657-490-002

Real property in the City of Desert Hot Springs, County of Riverside, State of California, described as follows:

PARCEL A:

PARCEL 1, AS SHOWN ON LOT LINE ADJUSTMENT NO. 5335, AS EVIDENCED BY DOCUMENT RECORDED MAY 3, 2012 AS INSTRUMENT NO. 2012-0202028, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCEL A OF CERTIFICATE OF PARCEL MERGER NO. CPM01827, RECORDED JULY 23, 2009 AS INSTRUMENT NO. 2009-0382775, PARCEL A OF CERTIFICATE OF PARCEL MERGER NO. CPM01828, RECORDED OCTOBER 28, 2009 AS INSTRUMENT NO. 2009-0556319, AND PARCEL B OF LOT LINE ADJUSTMENT NO. 4873, RECORDED JULY 1, 2005 AS INSTRUMENT NO. 2005-0529781, ALL OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER TOGETHER WITH THOSE PORTIONS OF PARCEL 1 OF PARCEL MAP 22671, AS PER MAP FILED IN BOOK 154, PAGES 59 AND 60 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN THE EAST HALF OF SECTION 18 AND WEST HALF OF SECTION 17, BOTH OF TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND EASTERLY 55.00 FEET FROM THE WESTERLY LINE OF SAID EAST HALF AND THE NORTHERLY LINE OF SAID SECTION 18; THENCE SOUTH 0°20'57" EAST 2272.67 FEET ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID PARALLEL LINE SOUTH 59°08'22" EAST 1037.55 FEET; THENCE SOUTH 68°27'49" EAST 362.23 FEET; THENCE NORTH 2°24'55" EAST 647.03 FEET; THENCE NORTH 6°35'20" EAST 554.08 FEET; THENCE NORTH 43°28'39" EAST 721.06 FEET; THENCE NORTH 27°28'22" EAST 123.27 FEET TO A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 423.50 FEET; THENCE NORTHERLY 153.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°44'09"; THENCE TANGENT FROM SAID CURVE NORTH 6°44'13" EAST 193.13 FEET; THENCE NORTH 2°18'27" EAST 638.17 FEET; THENCE SOUTH 89°11'18" EAST 403.00 FEET; THENCE SOUTH 9°19'23" EAST 814.80 FEET; THENCE SOUTH 7°56'43" WEST 342.98 FEET; THENCE SOUTH 18°43'10" EAST 54.20 FEET; THENCE SOUTH 71°16'50" WEST 194.84 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 756.00 FEET; THENCE WESTERLY 246.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°41'52"; THENCE NON-TANGENT FROM SAID CURVE SOUTH 22°57'14" WEST 146.58 FEET; THENCE SOUTH 44°00'54" WEST 419.16 FEET; THENCE SOUTH 11°01'55" WEST 136.56 FEET; THENCE SOUTH 5°02'14" WEST 596.41 FEET; THENCE NORTH 73°25'58" EAST 1063.13 FEET; THENCE NORTH 28°09'42" WEST 827.16 FEET; THENCE NORTH 3°13'42" WEST 67.88 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 844.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH 13°34'43" EAST; THENCE EASTERLY 45.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°06'44"; THENCE NON-TANGENT FROM SAID CURVE NORTH 53°06'53" EAST 13.44

THENCE SOUTH 77°17'50" EAST 470.33 FEET; THENCE SOUTH 62°46'30" EAST 75.84 FEET;
THENCE SOUTH 0°45'46" WEST 143.08 FEET; THENCE SOUTH 17°15'59" WEST 132.23 FEET;
THENCE SOUTH 51°10'01" WEST 207.42 FEET; THENCE SOUTH 5°43'53" EAST 109.33 FEET;
THENCE SOUTH 46°42'18" EAST 433.76 FEET; THENCE SOUTH 29°04'08" EAST 126.03 FEET;
THENCE SOUTH 40°52'42" EAST 137.35 FEET; THENCE SOUTH 65°19'54" WEST 192.27 FEET TO
A TANGENT CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 180.00 FEET; THENCE
WESTERLY 95.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°29'15";
THENCE TANGENT FROM SAID CURVE NORTH 84°10'51" WEST 242.96 FEET; THENCE SOUTH
73°28'36" WEST 236.65 FEET; THENCE SOUTH 0°25'44" WEST 320.25 FEET; THENCE SOUTH
36°07'48" EAST 548.37 FEET; THENCE NORTH 79°40'55" EAST 251.87 FEET; THENCE NORTH
53°56'44" EAST 220.91 FEET; THENCE NORTH 41°27'36" EAST 235.67 FEET; THENCE NORTH
48°58'33" EAST 368.02 FEET; THENCE NORTH 44°18'00" EAST 515.00 FEET; THENCE SOUTH
48°45'45" EAST 93.29 FEET; THENCE SOUTH 0°49'05" EAST 129.26 FEET; THENCE SOUTH
48°36'26" EAST 172.28 FEET; THENCE SOUTH 10°28'57" EAST 99.59 FEET; THENCE SOUTH
33°58'34" WEST 602.49 FEET; THENCE SOUTH 47°31'47" WEST 538.38 FEET; THENCE SOUTH
59°57'46" EAST 135.47 FEET; THENCE NORTH 62°25'43" EAST 24.86 FEET TO A NON-TANGENT
CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 38.50 FEET; A RADIAL LINE TO
THE BEGINNING OF SAID CURVE BEARS SOUTH 62°25'43" WEST; THENCE SOUTHEASTERLY
40.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°31'41"; THENCE NON-
TANGENT FROM SAID CURVE SOUTH 2°54'02" WEST 21.62 FEET; THENCE SOUTH 59°57'46"
EAST 381.08 FEET; THENCE SOUTH 38°11'41" EAST 279.71 FEET; THENCE SOUTH 35°49'21"
WEST 118.94 FEET TO A TANGENT CURVE CONCAVE NORTHWEST HAVING A RADIUS OF
251.00 FEET; THENCE WESTERLY 309.17 FEET ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 70°34'25"; THENCE TANGENT FROM SAID CURVE NORTH 73°36'14" WEST 490.57
FEET TO A TANGENT CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 1454.00 FEET;
THENCE WESTERLY 409.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
16°07'23"; THENCE TANGENT FROM SAID CURVE NORTH 89°43'37" WEST 142.38 FEET;
THENCE NORTH 0°16'23" EAST 125.77 FEET; THENCE NORTH 50°45'50" WEST 581.35 FEET;
THENCE NORTH 69°34'25" WEST 453.69 FEET; THENCE NORTH 43°48'50" WEST 573.55 FEET;
THENCE NORTH 80°58'50" WEST 123.51 FEET; THENCE SOUTH 1°37'37" WEST 143.80 FEET;
THENCE SOUTH 66°08'18" EAST 23.56 FEET TO A NON-TANGENT CURVE CONCAVE
EASTERLY HAVING A RADIUS OF 38.50 FEET; A RADIAL LINE TO THE BEGINNING OF SAID
CURVE BEARS NORTH 66°08'18" WEST; THENCE SOUTHWESTERLY 38.64 FEET ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 57°30'31"; THENCE NON-TANGENT FROM SAID
CURVE SOUTH 12°16'03" WEST 908.15 FEET; THENCE NORTH 89°43'37" WEST 268.66 FEET TO A
TANGENT CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 546.00 FEET; THENCE
WESTERLY 215.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°35'51";
THENCE TANGENT FROM SAID CURVE NORTH 67°07'46" WEST 106.52 FEET; THENCE
NORTH 22°52'14" EAST 56.98 FEET TO A TANGENT CURVE CONCAVE WESTERLY
HAVING A RADIUS OF 673.50 FEET; THENCE NORTHWESTERLY 386.37 FEET ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 32°52'09"; THENCE TANGENT FROM SAID
CURVE NORTH 9°59'55" WEST 157.57 FEET TO A TANGENT CURVE CONCAVE
WESTERLY HAVING A RADIUS OF 255.00 FEET; THENCE NORTHWESTERLY 45.63 FEET
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'10"; THENCE TANGENT
FROM SAID CURVE NORTH 20°15'05" WEST 21.95 FEET TO A TANGENT CURVE
CONCAVE EASTERLY HAVING A RADIUS OF 123.00 FEET; THENCE NORTHWESTERLY 109.35
FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°56'12" TO A REVERSE
CURVE CONCAVE WESTERLY HAVING A RADIUS OF 80.00 FEET; THENCE
NORTHWESTERLY 24.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
17°49'46"; THENCE TANGENT FROM SAID CURVE NORTH 12°51'21" EAST 128.56 FEET
TO A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 120.00 FEET;
THENCE NORTHWESTERLY 14.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE

OF 6°47'25"; THENCE TANGENT FROM SAID CURVE NORTH 19°38'46" EAST 54.47 FEET TO A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY 5.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°16'46"; THENCE TANGENT FROM SAID CURVE NORTH 15°22'00" EAST 30.67 FEET TO A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY 13.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°49'33"; THENCE NORTH 5°32'27" EAST 141.91 FEET; THENCE NORTH 84°42'59" WEST 110.00 FEET; THENCE SOUTH 59°32'19" WEST 62.46 FEET; THENCE NORTH 78°24'48" WEST 40.99 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 109.50 FEET; THENCE WESTERLY 19.68 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°17'48"; THENCE NORTH 68°07'00" WEST 104.50 FEET TO A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.50 FEET; THENCE NORTHWESTERLY 12.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°19'38"; THENCE NON-TANGENT FROM SAID CURVE NORTH 21°53'00" EAST 1.42 FEET TO A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 439.00 FEET; THENCE NORTHWESTERLY 102.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°19'16"; THENCE NON-TANGENT FROM SAID CURVE NORTH 8°33'45" EAST 74.03 FEET TO A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 361.00 FEET; THENCE NORTHWESTERLY 25.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°00'38"; THENCE NON-TANGENT FROM SAID CURVE NORTH 72°51'13" WEST 706.35 FEET; THENCE SOUTH 89°39'05" WEST 86.24 FEET; THENCE SOUTH 53°07'22" WEST 149.47 FEET; THENCE SOUTH 89°39'05" WEST 28.97 FEET TO SAID PARALLEL LINE; THENCE ALONG SAID PARALLEL LINE NORTH 0°20'57" WEST 951.69 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

ALL THOSE CERTAIN EASEMENTS AND RIGHTS OF WAY IN FAVOR OF THE ABOVE DESCRIBED PROPERTY AS SET FORTH IN THAT CERTAIN "GRANT OF EASEMENTS" RECORDED JANUARY 6, 1989 AS INSTRUMENT NOS. 89-5575, 5576 AND 5581, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UPON AND SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS THEREIN CONTAINED.

PARCEL C:

A TEMPORARY EASEMENT SUBJECT TO THE TERMS AND PROVISIONS AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT RECORDED MAY 4, 2012 AS INSTRUMENT NO. 2012-0204965 OF OFFICIAL RECORDS.