

BULK SALES

NOTICE TO CREDITORS OF BULK SALE

(UCC SEC. 6105 and SEC 24073 ET SEQ B&P. C.)
Escrow #1022193 DMB
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s) is/are: KRUA-THAI KITCHEN, LLC, AND LUAN THIN BUI, 3214 16TH STREET, SAN FRANCISCO, CA 94103
Doing Business as: KRUA-THAI KITCHEN All other business name(s) and addresses used by the Seller(s) for the past three years, as stated by the Seller(s), is/are:
The name(s) and address of the Buyer(s) is/are: LIS KITCHEN INC., 3214 16TH STREET, SAN FRANCISCO, CA 94103
The assets being sold are generally described as: FIXTURES, EQUIPMENT, INVENTORY AND ALL BUSINESS ASSETS attached hereto as EXHIBIT B, SAN FRANCISCO, CA 94103
The bulk sale is intended to be consummated at the office of BAY AREA ESCROW SERVICES, and the anticipated sale date is AUGUST 15, 2022.
The bulk sale is subject to California Uniform Commercial and Professions Code(s) sections set forth above.
The name and address of the person with whom claims may be filed is: BAY AREA ESCROW SERVICES, 2817 CROW CANYON RD, STE 102, SAN RAMON, CA 94583 and the last date for filing claims by any creditor shall be **date** on which the notice of the liquor license is received by the Escrow Agent from the Department of Alcoholic Beverage Control.
Date: 07/27/2022
Buyer(s): LIS KITCHEN INC.
910273-PP SF DAILY JOURNAL
08/02/22 **SF-3611133#**

CIVIL

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): CGC-22-597745
NOTICE TO DEFENDANT (AVISO AL DEMANDADO) OF PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY, DESCRIBED IN MATERIAL PAST OR ADVERSE TO PLAINTIFF'S TITLE OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO, NAMED AS DOES 1 THROUGH 100, in and to the actual and peaceable possession of the Property, including but not limited to the McEnerney Gaps, continuously from the date when Plaintiff first acquired his or her interest in the Property, and that any such Defendant has no right, title or interest in the McEnerney Gaps.
21. Plaintiff further alleges that no known person or entity has made any claim or asserted any right, title or interest in the Property, unless you, Plaintiff, or any Defendant has no right, title or interest in the McEnerney Gaps.
22. Plaintiff further alleges that no known person or entity has made any claim or asserted any right, title or interest in the Property, unless you, Plaintiff, or any Defendant has no right, title or interest in the McEnerney Gaps.
23. In addition to the interest in the Property claimed by Plaintiff, there are no known persons, firms, corporations, or entities, who have any claim, title, estate, interest, or any other right, title, estate, or interest in or to the McEnerney Gaps, that are known to Plaintiff.
24. Plaintiff brings this action in rem against the world pursuant to Sections 751.01 through 751.28 of the California Code of Civil Procedure, to restore and establish its public record title to the Property, including but not limited to the McEnerney Gaps, and to determine all claims to the Property that are adverse to Plaintiff.
RE-ESTABLISHMENT OF DESTROYED LAND RECORDS AS TO THE MCENERNEY GAPS (Against All Defendants)
25. Plaintiff realleges and incorporates by reference as though fully set forth the allegations of Paragraphs 1 through 24 above.
26. Based on the foregoing facts, Plaintiff alleges that it is the owner in fee simple absolute of the McEnerney Gaps. These claims are without any right, title, estate, or interest, or to the McEnerney Gaps. As a result, Plaintiff alleges that it is entitled to a judgment quieting title to the McEnerney Gaps.
27. Plaintiff further alleges that no known person or entity has made any claim or asserted any right, title or interest in the Property, unless you, Plaintiff, or any Defendant has no right, title or interest in the McEnerney Gaps.
28. Based on the foregoing facts, Plaintiff seeks a determination of its title to the McEnerney Gaps as of the date that this Complaint is filed, and seeking judgment and decrees that Defendants have no right, title or interest in or to the McEnerney Gaps.
PRAYER
WHEREFORE, Plaintiff prays:
1. That it be adjudged the owner in fee simple absolute of all the Property, including but not limited to the McEnerney Gaps, and any part of the Property, including but not limited to the McEnerney Gaps, be established and quieted as of the date this action is filed.
2. That this court determine, as of the date this action is filed, and all estates, rights, titles, interests, claims in and to the Property, including but not limited to the McEnerney Gaps, and any part of the Property, whether legal or equitable, present or future, vested or contingent, or mortgages or liens of any description; and that the Plaintiff be granted the relief as set forth herein.
3. That the Plaintiff be awarded just and proper costs and attorney's fees.
4. That the Plaintiff be granted a writ of specific performance.
5. That the Plaintiff be granted a writ of mandamus.
6. That the Plaintiff be granted a writ of habeas corpus.
7. That the Plaintiff be granted a writ of certiorari.
8. That the Plaintiff be granted a writ of prohibition.
9. That the Plaintiff be granted a writ of scire facias.
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SCHEDULE 1 TO GRANT DEED
LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
COMMENCING at a point on the Southeastery line of Bryant Street, distant thereon 125 feet Southwesterly from the Southwestery line of Zoe Street; thence South 40 degrees 40' 00" East 80 feet to the Bryant Street 50 feet; thence at a right angle Southeastery 80 feet; thence at a right angle Southwesterly 15 feet; thence at a right angle Northwesterly 80 feet; thence at a right angle Northwesterly 80 feet; thence at a right angle Northwesterly 160 feet to the point of beginning.
APN: Lot 040, Block 3776
Grant Deed from Bryant & Wetten LLC, a Delaware limited liability company, recorded July 21, 2021, as Document No. 2021105482. A true and correct copy of said deed is attached hereto as EXHIBIT B, and incorporated herein by this reference as though fully set forth.
5. Plaintiff acquired fee title to Assessor's Block 3776, Lots 034, 038, 039, 042, 043 and 044 pursuant to that certain Grant Deed from 555 Bryant Partners, LLC, a California limited liability company, recorded July 21, 2021, as Document No. 2021105482. A true and correct copy of said deed is attached hereto as EXHIBIT B, and incorporated herein by this reference as though fully set forth.
6. On the basis of that certain ALTA/NSPS Land Title Survey dated June 21, 2021, which is attached hereto as Exhibit A, (two) (2) gaps of unknown ownership per plotted McEnerney Deed located on the Property. A true and correct copy of the Survey is attached hereto as EXHIBIT B, and incorporated herein by this reference as though fully set forth.
7. The first McEnerney gap has a width of approximately 0.15 feet and a length of approximately 80 feet, and is located in "Parcel 1" on the plat map attached hereto as EXHIBIT D.
8. The second McEnerney gap has a width of approximately 0.15 feet and a length of approximately 80 feet, and is identified as "Parcel 2" on the plat map attached hereto as EXHIBIT D.
9. The two McEnerney gaps are hereinafter collectively referred to as the "McEnerney Gaps." The legal descriptions of the McEnerney Gaps are attached hereto as EXHIBIT D, and incorporated herein by this reference as though fully set forth.
10. On January 4, 2022 (Document No. 2022000697), Plaintiff recorded that certain deed (the "Deed"), which instrument Plaintiff, as owner of the Property, granted its interests in and any claim of ownership of the McEnerney Gaps to itself (the "Quiet Claim Deed"), a true and correct copy of the Quiet Claim Deed is attached hereto as EXHIBIT E, and incorporated herein by this reference as though fully set forth.
11. On or about the 18th day of April 2008, an earthquake and fire caused the public records in the Office of the County Recorder of the City and County of San Francisco, State of California, to be destroyed. For material past or adverse to Plaintiff's title or any cloud on Plaintiff's title thereo, the records necessary to prove the claim of Plaintiff as to ownership of the McEnerney Gaps have been lost or destroyed.
12. Plaintiff has been the owner in fee simple absolute of the actual and peaceable possession of the Property, including but not limited to the McEnerney Gaps, continuously from the date when Plaintiff first acquired his or her interest in the Property, and that any such Defendant has no right, title or interest in the McEnerney Gaps.
13. Plaintiff further alleges that no known person or entity has made any claim or asserted any right, title or interest in the Property, unless you, Plaintiff, or any Defendant has no right, title or interest in the McEnerney Gaps.
14. Plaintiff further alleges that no known person or entity has made any claim or asserted any right, title or interest in the Property, unless you, Plaintiff, or any Defendant has no right, title or interest in the McEnerney Gaps.
15. In addition to the interest in the Property claimed by Plaintiff, there are no known persons, firms, corporations, or entities, who have any claim, title, estate, interest, or any other right, title, estate, or interest in or to the McEnerney Gaps, that are known to Plaintiff.
16. Plaintiff brings this action in rem against the world pursuant to Sections 751.01 through 751.28 of the California Code of Civil Procedure, to restore and establish its public record title to the Property, including but not limited to the McEnerney Gaps, and to determine all claims to the Property that are adverse to Plaintiff.
RE-ESTABLISHMENT OF DESTROYED LAND RECORDS AS TO THE MCENERNEY GAPS (Against All Defendants)
17. Plaintiff realleges and incorporates by reference as though fully set forth the allegations of Paragraphs 1 through 24 above.
18. Based on the foregoing facts, Plaintiff alleges that it is the owner in fee simple absolute of the McEnerney Gaps. These claims are without any right, title, estate, or interest, or to the McEnerney Gaps. As a result, Plaintiff alleges that it is entitled to a judgment quieting title to the McEnerney Gaps.
19. Plaintiff further alleges that no known person or entity has made any claim or asserted any right, title or interest in the Property, unless you, Plaintiff, or any Defendant has no right, title or interest in the McEnerney Gaps.
20. Based on the foregoing facts, Plaintiff seeks a determination of its title to the McEnerney Gaps as of the date that this Complaint is filed, and seeking judgment and decrees that Defendants have no right, title or interest in or to the McEnerney Gaps.
PRAYER
WHEREFORE, Plaintiff prays:
1. That it be adjudged the owner in fee simple absolute of all the Property, including but not limited to the McEnerney Gaps, and any part of the Property, including but not limited to the McEnerney Gaps, be established and quieted as of the date this action is filed.
2. That this court determine, as of the date this action is filed, and all estates, rights, titles, interests, claims in and to the Property, including but not limited to the McEnerney Gaps, and any part of the Property, whether legal or equitable, present or future, vested or contingent, or mortgages or liens of any description; and that the Plaintiff be granted the relief as set forth herein.
3. That the Plaintiff be awarded just and proper costs and attorney's fees.
4. That the Plaintiff be granted a writ of specific performance.
5. That the Plaintiff be granted a writ of mandamus.
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Parcel (the "Abutting Land Parcels"), Plaintiff is informed and believes, and on that basis alleges, that Morris Shiber and the other persons named in M. Lesser granted to Abutting Land Parcel owners and their successors corresponding permanent right-of-way easements together with full rights to use the Historical Spur Track, in common with fellow Abutting Land Parcel owners' use of the Historical Spur Track.
3. Plaintiff is informed and believes, and on that basis alleges, that from its inception through the present, the Spur Track Parcel has functioned to provide Abutting Land Parcel owners with ingress from and egress to Fifth Street, initially as the Historical Spur Track and thereafter as a private alleyway or other roadway. The Spur Track Parcel is now and has been designated in posted signage and used among Abutting Land Parcel owners as a private road (the "Shared Private Road").
Dated: March 18, 2022
MILLER STAR REGALIA
By: **SASIL S. SHIBER**
Attorneys for Plaintiff KR FLOWER MART, LLC
EXHIBIT A
LEGAL DESCRIPTION ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF 5TH STREET, DISTANT THEREON 122 FEET AND 5 INCHES SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF BRYANT STREET; RUNNING THENCE SOUTH 87 DEGREES 12' 00" WEST 112 FEET AND 6 INCHES TO THE SOUTHEASTERLY LINE OF BRYANT STREET 550 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 10 FEET TO THE RIGHT ANGLE NORTHEASTERLY 512 FEET AND 6 INCHES; THENCE NORTHEASTERLY TO A POINT ON SAID SOUTHWESTERLY LINE OF 5TH STREET 174 FEET AND 10 INCHES SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF BRYANT STREET; THENCE NORTHWESTERLY TO EDMLUND STREET 52 FEET AND 5 INCHES TO THE POINT OF BEGINNING, BEING A PORTION OF 100 VARA BLOCK NO. 385
7/26, 8/2, 8/9, 8/16/22 **SF-3581972#**

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397769
Fictitious Business Name(s)/Trade Name (DBA):
REJUV MEDICAL, 255 KING STREET STE A, SAN FRANCISCO, CA 94107
Registered Owner(s):
REJUV MEDICAL, 255 KING STREET STE A, SAN FRANCISCO, CA 94107
This business is conducted by: a Corporation, SCORP VELASCO.
The registrant commenced to transact business under the fictitious business name or names listed above on 07/13/2022.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
7/19, 7/26, 8/2, 8/9/22 **SF-3605582#**

File No. 2022-0397725
Fictitious Business Name(s)/Trade Name (DBA):
E. 901 STANYAN ST, APT 10B, SAN FRANCISCO, CA 94117 County of SAN FRANCISCO
Registered Owner(s):
EDMUND LAWRENCE BOWEN, 901 STANYAN ST, APT 10B, SAN FRANCISCO, CA 94117
This business is conducted by: an Individual, S/Nigel Kennedy.
The registrant commenced to transact business under the fictitious business name or names listed above on 07/13/2022.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
7/19, 7/26, 8/2, 8/9/22 **SF-3605582#**

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397725
Fictitious Business Name(s)/Trade Name (DBA):
E. 901 STANYAN ST, APT 10B, SAN FRANCISCO, CA 94117 County of SAN FRANCISCO
Registered Owner(s):
EDMUND LAWRENCE BOWEN, 901 STANYAN ST, APT 10B, SAN FRANCISCO, CA 94117
This business is conducted by: an Individual, S/Nigel Kennedy.
The registrant commenced to transact business under the fictitious business name or names listed above on 07/13/2022.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
7/19, 7/26, 8/2, 8/9/22 **SF-3605582#**

FICTITIOUS BUSINESS NAMES

File No. 2022-0397725
Fictitious Business Name(s)/Trade Name (DBA):
1. HANELI REALTY 2. HEARTSTONE REALTY, 3. RISE GROUP REAL ESTATE, 4. FORT REALTY, INC., 5. HANLEY REALTY, LLC, a California limited liability company, JOHN R. EDMONDSON AND SHEILA K. EDMONDSON, AS TRUSTEES OF THE COMMUNITY TRUST FOR THE BENEFIT OF JOHN R. EDMONDSON AND SHEILA K. EDMONDSON AND THEIR ISSUE UNDER INSTRUMENT DATED 12/17/2012, 6. MIMZ REALTY, LLC, a California limited liability company, JOHN R. EDMONDSON AND SHEILA K. EDMONDSON, AS TRUSTEES OF THE COMMUNITY TRUST FOR THE BENEFIT OF JOHN R. EDMONDSON AND SHEILA K. EDMONDSON AND THEIR ISSUE UNDER INSTRUMENT DATED 12/17/2012, 7. JOSEPH CIARLO, MAE M. CIARLO, JOHN A. CIARLO, MIRIAM CIARLO, ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE, AND ANY CLOUD UPON PLAINTIFF'S TITLE THEREO, AND DOES 1 THROUGH 50, inclusive. YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DUEÑO DE LA EMPRESA) FLOWER MART, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response to this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. You may need an attorney. You can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. You may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. There may be a cost for the service. You may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** This summons and legal papers are served on you to file a written response to this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. You may need an attorney. You can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. You may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
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