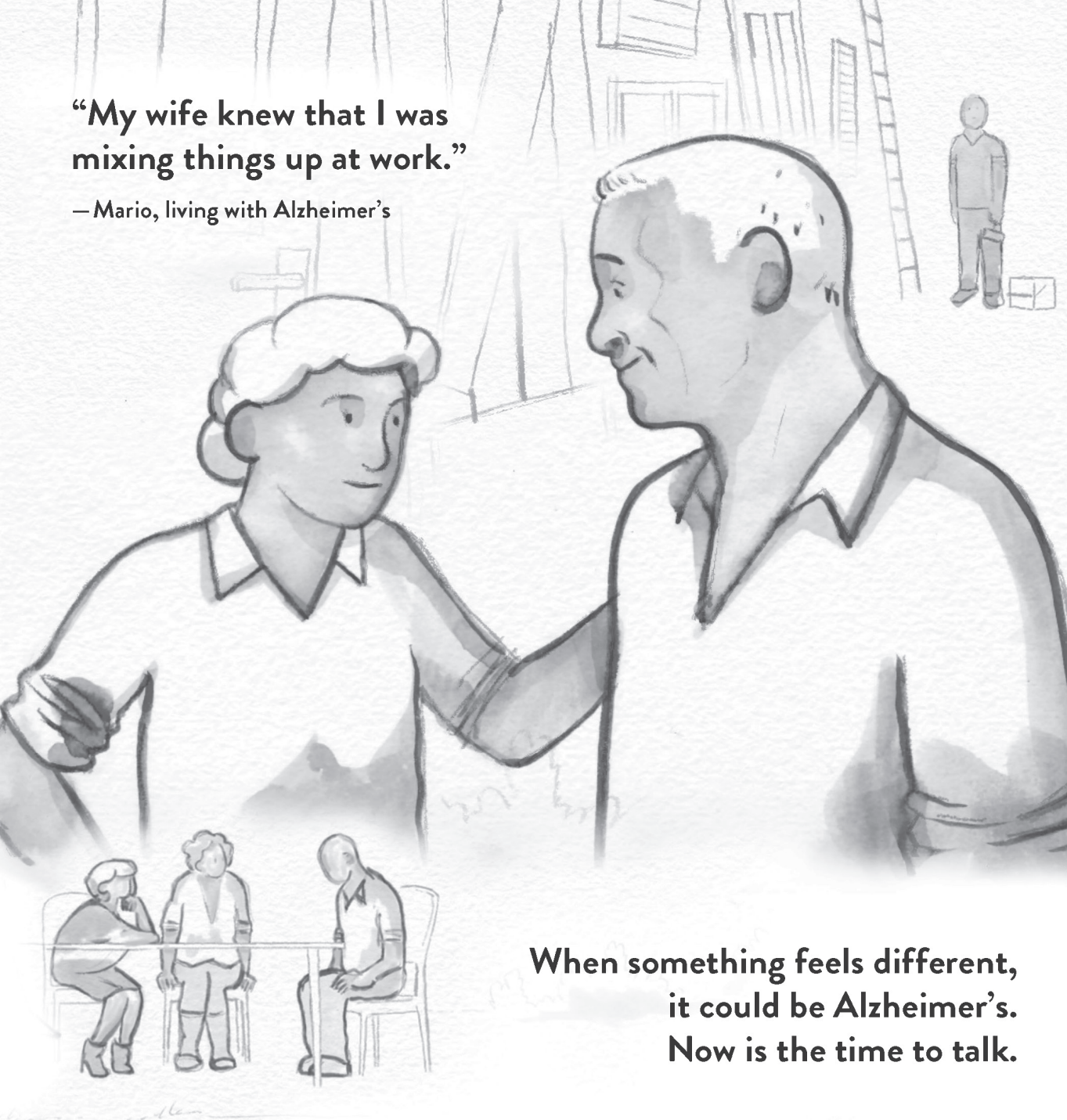


“My wife knew that I was mixing things up at work.”

— Mario, living with Alzheimer’s



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the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 4/12/2023 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (916) 939-0772 Patricia Sanchez, Trustee Sale Office NPP0433683 To: HUNTINGTON HARBOUR SUN JOURNAL 04/27/2023, 05/04/2023, 05/11/2023
Huntington Harbour Sun Journal 4/27,5/4,11/2023-130208

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **May 16, 2023**; Extra Space Storage will sell at

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public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations: **7392 Garden Grove Blvd Westminster, CA. 92683 2:00 PM**
Mike Villegas Household items
Alexis Hines 1 br 10-15 tubs small tv and clothes
Noah Ruiz Tools
Andrea Honeywell Household item
Teresa Campisi tubs
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 4/27, 5/4/23
CNS-3694730# HUNTINGTON HARBOUR SUN-JOURNAL

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Huntington Harbour Sun Journal 4/27,5/4/23-130269

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE


(U.C.C. 6105 et seq. and B & P 24073 et seq.) Escrow No. 00036482TT Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and addresses of the Sellers/Licensee are:
Cafe & Te, Inc., 9430 Warner Avenue Suite A, Fountain Valley, CA 92708 The business is known as: Cafe & Te
The names and addresses of the Buyer/Transferee are: RC Hospitality Group, Inc., 9430 Warner Avenue Suite A, Fountain Valley, CA 92708
As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to

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the Buyer/Transferee are: NONE
The assets to be sold are described in general as: A BUSINESS INCLUDING FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, TRADE-NAME, LEASE AND LEASEHOLD IMPROVEMENTS and are located at: 9430 Warner Avenue Suite A, Fountain Valley, CA 92708
The kind of license to be transferred is: 41-ON-SALE BEER AND WINE-EATING PLACE now issued for the premises located at: 9430 Warner Avenue Suite A, Fountain Valley, CA 92708
The kind of license to be transferred is: 41-ON-SALE BEER AND WINE-EATING PLACE now issued for the premises located at: 9430 Warner Avenue Suite A, Fountain Valley, CA 92708
The anticipated date of sale/transfer is UPON ABC APPROVAL at the office of Apex Escrow, Inc., 15440 Beach Blvd. #131, Westminster, CA 92683, The amount of the purchase price or considera-

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tion in connection with the transfer of the license and business is the sum of \$450,000.00, which consists of the following:
Description Amount
Cash \$450,000.00
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated: 02/09/2023
Cafe & Te, Inc.
By: S/ Phuong B Nguyen, President
By: S/ Ngan Thi Dien, Secretary
RC Hospitality Group, Inc.
By: S/ John Nguyen, CEO/Secretary 5/4/23
CNS-36947408# HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun Journal 5/4/23-130677



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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Seal Beach will hold a public hearing on **Monday, May 15, 2023 at 7:00 p.m.** or soon thereafter in the City Council Chamber, 211 Eighth Street, Seal Beach, California, to consider the following items:

CONDITIONAL USE PERMIT 19-7. Request to allow the reconstruction of an Automobile Service Station with a Convenience Store at 1300 E. Pacific Coast Hwy (APN 043-133-20) in the General Commercial (GC) Zone. The request includes the incorporation of the adjacent property at 328 13th Street (APN 043-133-18) into the Project Site, which is in the Residential High Density (RHD-20) Zone and the Residential High-Density Land Use Category of the General Plan.

ZONE CHANGE 19-1. Request for recommendation to City Council for a Zone Change of the property at 328 13th Street from RHD-20 to GC, and for a Zone Change of the property at 324 13th Street from RHD-20 (20 dwelling units per acre) to RHD-33 (33 dwelling units per acre).

GENERAL PLAN AMEDEMMENT 19-1. Request for recommendation to City Council for a General Plan Amendment to change the land use category of the property at 328 13th Street from Residential High-Density to General Commercial.

VARIANCE 22-1. Request for a Variance from standards of Section 11.4.05.035.B of the Municipal Code (Standards for Specific Uses – Automobile Service Station):

- Reduction of the minimum required site area from 22,500 sf to 13,777 sf.
- Reduction of the minimum required street frontage from 150 ft to 100 ft.
- Reduction of the minimum required rear setback from 30 ft to 10ft.
- Reduction of the minimum distance between curb cuts from 30 ft to 14 ft.
- Expansion of the maximum driveway width from 25 ft to 45 ft.
- Reduction of the pump island setback from 20 ft to 19 ft.

Environmental Review: The proposed reconstruction of an Automobile Service Station with a Convenience Store, and associated Zone Change and General Plan Amendment constitute a project that is subject to review under the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et. Seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.). The City, as Lead Agency under CEQA, prepared an Initial Study of environmental impacts. Based on the findings of the Initial Study, the City has determined that the Project would not result in potentially significant impacts and proposes the adoption of a Negative Declaration for the above-cited Project. A 30-day public review period was held from September 15, 2022 to October 17, 2022, which included a meeting held by the City’s Environmental Quality Control Board (EQCB) on October 11, 2022.

Property Owner: G&M Oil Company, Inc.
Applicant: Travis Companies, Inc.

Subject Location: 1300 E. Pacific Coast Highway, 328 13th Street

PUBLIC COMMENT: At the above time and place all interested persons may be heard if so desired. If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Seal Beach at, or prior to, the public hearing.

Alexa Smittle
Director of Community Development
Planning Commission Secretary
Submitted to the SUN Newspaper this 2nd day of May 2023
Seal Beach Sun 5/4/2023-130510