ORDER TO

SHOW CAUSE FOR

NOTICE OF HEARING 05/24/2023 at 8:30 a.m. L74 REMOTE Lamoreaux Justice Center 341 The City Drive South

grant the petition without a

Orange, CA 92868-3205 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Seal Beach Sun DATE: 03/30/2023 Judge Julie A. Palafox Judge of the

4/13,4/20,4/27,5/4/23-129787 **FICTITIOUS BUSINESS**

Superior Court
Seal Beach Sun

NAME STATEMENT NO: 2023665727 FOREVER EVOLVING CREATIONS, MONTE VISTA, IRVINE, CA 92602. County: Or-ange. This is a New Statement. Registrant(s): MOR-GAN JÕHNSÕŃ. 902 MONTE VISTA, IRVINE, CA 92602. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL Registrant /s/ MORGAN JOHNSON. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed

with the County Clerk of Orange County on 03/02/2023. Seal Beach Sun 4/13,20,27,5/4/23-129916

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236659913 SUNSET YACHT INSUR-SOLUTIONS GOTHARD ST SUITE #200, HUNTING-TON BEACH, CA 92647. County: Orange. This is a New Statement. Registrant(s): ROBERT STEPH-EN, 16936 CORAL CAY LANE, HUNTINGTON BEACH, CA 92649. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Regis-trant /s/ ROBERT STEPH-EN, PRESIDENT. I declare that all information in this statement is true and correct. (A registrant who

of a crime.) This state-ment was filed with the County Clerk of Orange County on 04/03/2023. Seal Beach Sun 4/13,20,27,5/4/23-129939 **ORDER TO**

declares as true informa-tion which he or she knows to be false is guilty

CHANGE OF NAME CASE NO. 30-2023-01318632-CU-PT-CJC
TO ALL INTERESTED
PERSONS: Petitioner:

Legals-SB

SHOW CAUSE FOR

AMANDA LEIGH BLAN-TON has filed a petition with this court for a decree changing names as follows: AMANDA LEIGH BLANTON to MANDI LEIGH BLANTON. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause. if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a NOTICE OF HEARING

06/07/2023 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Seal Beach Sun DATE: 04/12/2023 Judge Layne H. Melzer Judge of the Superior Court

Seal Beach Sun 4/20,4/27,5/4,5/11/23-130021

NOTICE OF PUBLIC SALE OF GOODS TO SATISFY LIEN

AUCTION LOCATION: 15671 Commerce Lane Huntington Beach, Ca 92649 In accordance with the provisions of the California Commercial Code, Sections 7201-7210, notice is hereby given that on Saturday, May 13th, 2023 at the hour of 10:00 am of said date 15671 Commerce Lane, City Of Hunt-ington Beach, County of Orange County, State of CA, the undersigned will sell at public auction for cash, in lawful money of the United States, the articles hereinafter described.

belonging to, or deposited with, the undersigned by the persons hereinafter named at Clutter, INC. Said goods are being held on the accounts of: Emil Hakim and Lisa Rossi Dowland. All other goods are described as household items, misc. furniture, appliances, boxes, garage, artwork, rugs, antiques, personals and the unknown. The auction will be made for the purpose of satisfying the lien of the undersigned on said personal property to the extent of the sum owed, together with the cost of the sale. For information contact Clutter, INC. Terms: Cash only with a 15% buyer's premium. Inspection at sale time. Payment and resale Auction conducted by American Auctioneers, Dan Dotson & Associates (800) 838-SOLD, (909) 790-0433 or www.americanauctioneers.com Bond #FS863-/s/ illegible Golden west Moving 5/4, 5/11/23

CNS-3695028# HUNTINGTON HAR-BOUR SUN-JOURNAL Huntington Harbour Sun Journal 5/4,11/23-130427

NOTICE OF PETITION TO ADMINISTER

BIRTE HALKJAER HANSEN CASE NO. 30-2023-01318394-PR-LA-CJC

Legals-SB

ESTATE OF:

To all heirs, beneficiaries creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of BIRTE HALK-JAER HANSEN. A Petition for PROBATE

has been filed by: TODD SPITZER, OC DIST. AT-TORNEY-PUBLIC ADMIN-ISTRATOR in the Superior Court of California, County of ORANGE. The Petition for Probate requests that TODD SPITZER, OC DIST. AT-

TORNEY-PUBLIC ADMIN-ISTRATOR be appointed as personal representative to administer the estate of the decedent. The Petition requests authority to administer the estate under the Inde-pendent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed

grant the authority. A hearing on the petition will be held in this court as

action.) The independent

administration authority

will be granted unless an

interested person files an

objection to the petition

and shows good cause why the court should not

JUN 14, 2023 at 1:30 PM in Dept. CM4, 3390 Harbor Blvd Costa Mesa, CA 92626 The court is providing the convenience to appear for

hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can

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your hearing. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

appear in the department on the day/time set for

you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to vou of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an

estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court Attorney for petitioner: LE-ON J. PAGE, COUNTY COUNSEL and ANGEL-

Legals-SB

inventory and appraisal of

ICA C. DAFTARY, DEPUTY 400 W. CIVIC CENTER DR; PO BOX 118, SANTA ANA, CA 92701. (714) 834-4664

Seal Beach Sun 4/20,4/27,5/4/2023-

NOTICE OF PETITION TO ADMINISTER ESTATE OF: PAMELA M. BRITTON, aka PAMELA MARIE **BRITTON** CASE NO. 30-2023-01318506-PR-LA-CJC

To all heirs, beneficiaries creditors, contingent creditors, and persons who may otherwise be interested in the will or estate or both, of PAMELA M. BRITTON aka PAMELA MARIE BRITTON. A Petition for PROBATE has been filed by: JUSTIN BRITTON in the Superior Court of California, County

of ORANGE. The Petition for Probate requests that JUSTIN BRİTTON be appointed as personal representative to administer the estate of

the decedent. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give

13

15

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33

sons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A hearing on the petition will be held in this court as

Legals-SB

notice to interested per-

follows: MAY 24, 2023 at 1:30 PM

in Dept. CM5, 3390 Harbor Blvd Costa Mesa, CA 92626 The court is providing the

convenience to appear for

hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearings and for remote hearings. ng instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. If you object to the grant-

ing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. you are a créditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the per-sonal representative appointed by the court within

the later of either (1) four months from the date of

first issuance of letters to a

general personal repres-

21

27

ing of the petition, you should appear at the hear-

ing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledge-able in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is

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entative, as defined in sec-

tion 58(b) of the California

Probate Code, or (2) 60 days from the date of mail-

MORGAN LAW GROUP 1500 QUAIL STREET STE 540, NEWPORT BEACH, CA 92660. (949) 260-1400

available from the court

Attorney for petitioner DARLYNN MORGAN

Seal Beach Sun 4/20,4/27,5/4/2023-130035

NOTICE OF PUBLIC

SALE OF PERSONAL PROPERTY Notice is hereby given that on **May 16th, 2023**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described

below belonging to those individuals listed below at

the following locations:

3592 Cerritos Ave Los Alamitos, CA 90720 (562) 594-6662 :00 PM Michelle Potter Household Goods

Brian Garcia Household Goods

CLUES ACROSS

- tion
- 7. Insecticide 10. Elicited a secret
- vote
- 12. Beef
- 13. Disagreement
- 14. __ Crawford, supermodel
- 15. Jeweled headdress
- 16. Digits
- 17. Trillion hertz
- 18. Snap up 19. Classical portico
- 21. Residue after
- burning
- 22. Large integers 27. Free agent
- 28. Where ballplayers work
- 33. Blood type 34. Scottish city
- tion (abbr.)
- 37. Serbian monetary unit



38. Make a sudden 1. Wear away by fric-surprise attack on 39. Wood or metal

- 40. Relaxing attire
- 41. Famed neurolo-
- 44. Dullish brown
- 45. Member of an-

fabrics

- cient Jewish sect 48. Griffith, Rooney
- 49. Lawmakers
- 50. Government lawyers
- 51. The arch of the
- **CLUES DOWN**
- aquatic plant
- 3. National capital
- 36. Google certifica- 5. The habitat of wild idol singer
 - 6. Sun up in New York

animals

- 9. Talk to you (abbr.) 10. A place to clean
- oneself
- state 12. South Korean

22

1. Nonflowering

- 2. Britpop rockers
- 4. Consumed
- 7. Cygnus star 8. Male parents
- 11. Southwestern US 26. Patti Hearst's
- 48 14. Pirate 17. Pituitary hor-
- mone (abbr.) 18. Mistake
- 20. Promotions 23. Prepares
- 24. Partner to flowed 25. State lawyer
- captors 29. Pound

30. Electronic data processing 31. Sports player 32. Treats with con-

34

tempt 35. Apprehend

49

51

36. Excessively talkative

38. Highways

40. Ribosomal ribonucleic acid

practice 43. Employee stock ownership plan

44. Male parent 45. The 23rd letter of

tion for males

42. Any custom-

ary observance or

the Greek alphabet 46. Female bird

47. Autonomic ner-

vous system 41. College organizaLegals-SB

Edward Wallace

Household Goods & Books The auction will be listed advertised on www.storagetreasures.co m. 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 mav rescind any purchase up until the winning bidder takes possession of the

. 4/27. 5/4/2 CNS-3692276# **HUNTINGTON HAR-**BOUR SUN-JOURNAL Huntington Harbour Sun 4/27,5/4/23-130082

personal property.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01317066 TO ALL INTERESTED PERSONS: Petitioner: JESSE VANDERLIP CRAVENS filed a petition with this court for a decree changing names as follows: JESSE VANDER-LIP CRAVENS to JESSE ETHAN VANDERLIP. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should

son objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a

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NOTICE OF HEARING 05/31/2023 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive

West
Santa Ana, CA 92701
A copy of this Order to
Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Huntington Harbour Sun Journal DATE: 04/06/2023 Judge Layne H. Melzer Judge of the Superior Court **Huntington Harbour Sun** Journal 4/20,4/27,5/4,5/11/23-

> ORDER TO SHOW CAUSE FOR CHANGE OF NAME

130081

CASE NO.
30-2023-01317276
TO ALL INTERESTED PERSONS: Petitioner:

WHEN ASHES ARE COOL WITH

LECHILLE MARIE HAR-RINGTON filed a petition with this court for a decree changing names as follows: LECHILLE MAR-IE HARRINGTON to LECHELLE MARIE HAR-RINGTON. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person ob-jecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days be-

Legals-SB

NOTICE OF HEARING 06/13/2023 at 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West

fore the matter is sched-

uled to be heard and must

appear at the hearing to

show cause why the peti-

tion should not be granted.

If no written objection is timely filed, the court may

grant the petition without a

Santa Ana, CA 92701 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Huntington Harbour Sun Journal DATE: 04/13/2023 Judge Layne H. Melzer Judge of the Superior Court **Huntington Harbour Sun** Journal 4/20,4/27,5/4,5/11/23-130102

Legals-SB

T.S. No.: 22-8287 Loan No.: *****9762 APN: 146-025-04 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/5/2021. UN-LESS YOU TAKE AC-TION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, are highest check from a particular to the contact of the process of the contact of the process of the pro cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property

Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with in-terest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publica-tion of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Tramanh Ton, a single wo-man Duly Appointed Trustee: Prestige Default Services, LLC Recorded 11/9/2021 as Instrument No. 2021000677994 of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 5/17/2023 at 1:30 PM Place of Sale: At the North front entrance to the county courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$975,834.54 Street Address or other common designation of real property: 5052 Sisson Drive Huntington Beach, CA 92649 A.P.N.: 146-025-04 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is

shown, directions to the

location of the property may be obtained by send-

ing a written request to the

Legals-SB

beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior off, before you can receive clear title to the property. You are encouraged to investigate the expensive property and the property of the property. istence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to

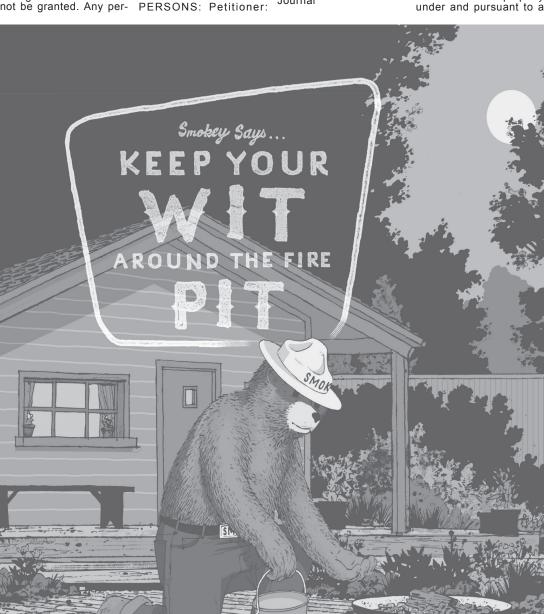
Legals-SB

those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Website www.nationwideposting.co m, using the file number assigned to this case 22-8287. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postpone-ment information is to attend the scheduled sale NOTICE TO TENANT You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eli-gible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 22-8287 to find the date on which the trustee's sale was held, the amount of the last and highest bid and the address of the

trustee. Second, you must send a written notice of in-

tent to place a bid so that

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SMOKEYBEAR.COM

NO GLOW, YOU'RE GOOD TO GO

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 item:

MINOR USE PERMIT 23-3. Request for a Minor Use Permit to allow the operation of a Small-scale Commercial Recreation/Pilates Studio use within a commercial center located in the General Commercial (GC) zoned area.

Environmental Review: This project is determined to be a Class 1 (Existing Facility) Categorical Exemption pursuant to Section 15301 (e)(2) of the Guidelines for the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for existing structures, involving negligible or no expansion of use.

Property Owner: Lampson Avenue Partners, LLC

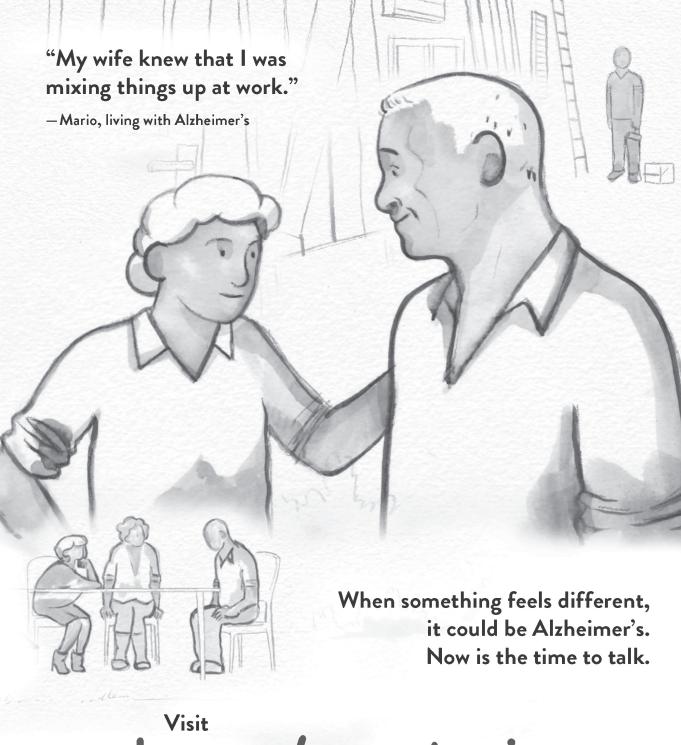
Michael Santillan Applicant: Subject Location: 12830 Seal Beach Blvd

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.

12830 Seal Beach Blvd Subject Location:



Alexa Smittle Director of Community Development Planning Commission Secretary Submitted to the SUN Newspaper this 28th day of April 2023 Seal Beach Sun 5/4/2023-130616



alz.org/ourstories

to learn more



alzheimer's association^e

Legals-SB

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 appro-priate 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, Ana, California 92705 Questions: 949-427-2010 Sale Line: (916) 939-0772 Patricia Sanchez, Trustee Sale Officer NPP0433683 TO: HUNTINGTON HAR-California BOUR SUN JOURNAL 04/27/2023, 05/04/2023, 05/11/2023

Huntington Harbour Sun Journal 4/27,5/4,11/2023-

NOTICE OF PUBLIC SALE OF

PERSONAL PROPERTY Notice is hereby given that on **May 16, 2023**; Extra Space Storage will sell at **Legals-SB**

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

Andrea Honeywell Household item Teresa Campisi

The auction will be listed and advertised on

www.storagetreasures.co m. 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 HAR-**BOUR SUN-JOURNAL** Legals-SB

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

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANS-**FER 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/Li-

censee 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

Legals-SB

the Buyer/Transferee are:

The assets to be sold are described in general as: A BUSINESS INCLUDING FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, TRADENAME, LEASE AND LEASEHOLD IMPROVEMENTS and are located. MENTS 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 licnese to be

transferred is: 41-ON-SALE BEER ANE WINE-EATING PLACE now issued for the premises located at: 9430 Warner Av-

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 pur-

chase price or considera-

Legals-SB

tion in connection with the transfer of the license and business is the sum of \$450,000.00, which consists of the following:

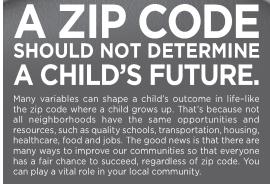
Description Amount Cash \$450,000.00 It has been agreed between the Seller/Li-censee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved 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, Sec-

retary
RC Hospitality Group, Inc.
By: S/ John Nguyen,
CEO/Secretary

CNS-3697408# HUNTINGTON HAR-BOUR 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

GENERAL PLAN AMENDEMENT 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 Sta-

 Reduction of the minimum required site area from 22,500 sf to 13,777 sf. 2. Reduction of the minimum required street frontage

from 150 ft to 100 ft. 3. Reduction of the minimum required rear setback from

4. Reduction of the minimum distance between curb cuts from 30 ft to 14 ft.5. Expansion of the maximum driveway width from 25 ft

6. Reduction of the pump island setback from 20 ft to 19

Environmental Review: The proposed reconstruction of an Automobile Service Station with a Convenience Store, and associated Zone Change and General Plan Amendment constitutute 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 Study. which included a meeting held by the City's Environ-mental Quality Control Board (EQCB) on October 11

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

Subject Location: 1300 E. Pacific Coast Highway, 328

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

Seal Beach Sun 5/4/2023-130510