

SECTION RE ■ July 4-10, 2025

Open Houses on page 18RE

## The Carmel Pine Cone

# Real Estate



■ This week's cover, located in Carmel Valley, is presented by  
Courtney Stanley of Sotheby's International Realty. (See Page 2 RE)

**Sotheby's**  
INTERNATIONAL REALTY



# About the Cover

The Carmel Pine Cone

## Real Estate

July 4-10, 2025



**OPEN SAT 2-4**

**38 Asoleado Drive, Carmel Valley**  
**2 bedrooms, 2.5 bathrooms | 1,547 sqft**  
**38Asoleado.com**

Escape to your own private and serene home nestled in a gated community with breathtaking views of the Santa Lucia mountain range and vineyards. This stunning property features 1 bed, 1.5 bath main home, and a separate 1 bed, 1 bath guest house, making it perfect for full-time residents or weekend getaways. The stone home boasts vaulted ceilings, open floor plan, fireplace, slate floors, expansive picture windows and French doors leading on the surrounding stone patio. Spa like setting with a primary suite retreat with wood burning fireplace, walk-in closet, jetted tub, marble tile shower and an exterior door access to your outdoor shower. Located on 10 acres of breathtaking landscape, this property offers plenty of room for gardens, a pool, or simply enjoying the peaceful surroundings. Nearby hiking trails provide endless opportunities to explore the natural beauty of the area. Don't miss out on this rare opportunity to own a piece of paradise.

**\$1,750,000**



**Courtney Stanley**  
**831.293.3030**  
**Courtney.Stanley@Sothebys.Realty**  
**courtneystanleyproperties.com**  
**DRE# 01958169**

**Sotheby's**  
INTERNATIONAL REALTY

The Pine Cone has been a member of the Carmel Chamber of Commerce for more than 100 years.

## Real Estate Sales June 22 - 28

**Escrows closed: 38**  
**Total value: \$97,906,000**

### Carmel

**Lincoln Street, 5 SE of Tenth Avenue — \$2,600,000**

Shirley Umlauft, Julie Doolin and Jeanette Baldwin to Stefanie Parman and Kevin Ribiero  
APN: 010-158-020

**24410 S. San Luis Avenue — \$4,235,000**

Jennifer Nazareno and Sterling Malish to Christopher and Theresa Laver  
APN: 009-021-029

### Carmel Highlands

**30680 Aurora del Mar — \$14,750,000**

Michael and Kimberly Kranyak to Bernie and Judy Blegen  
APN: 243-341-002



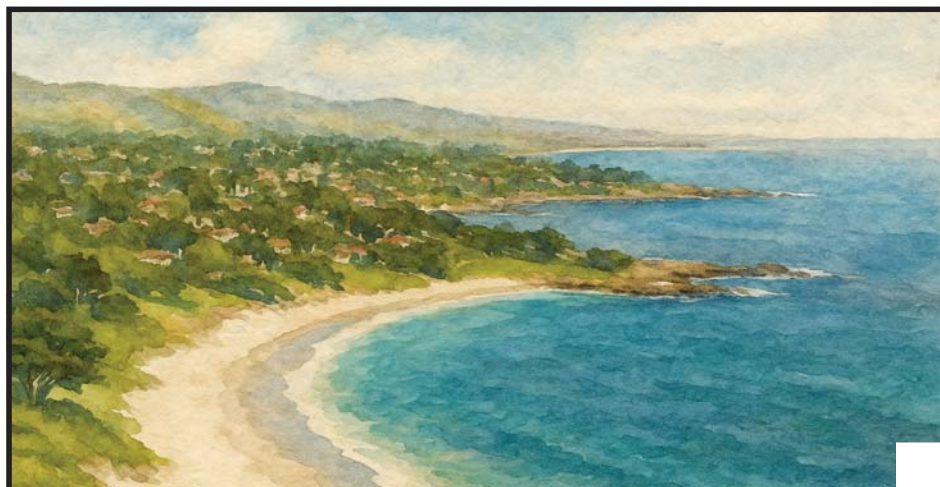
955 Casanova Avenue, Monterey — \$1,011,000

### Carmel Valley

**7026 Valley Greens Circle unit 18 — \$1,300,000**

Helen Breck to Samuel and Diane Brown  
APN: 157-161-006

See **HOME SALES** page 4RE



**HAPPY**  
**4th OF**  
**JULY**

WISHING YOU A SAFE & JOYFUL 4<sup>TH</sup> OF JULY!

**Sotheby's**  
INTERNATIONAL REALTY

**DAVID M. CRABBE**  
DavidCrabbeRealEstate.com  
831.320.1109 | David.Crabbe@sir.com  
DRE# 01306450



**OPEN HOUSE SATURDAY 10 AM - NOON & SUNDAY 3-5 PM**



**Happy**  
**4th of**  
**July**

**SAN CARLOS 4NE OF THIRD**  
**Carmel-by-the-Sea | \$2,999,000**  
**www.CarmelDelight.com**

Located 4 level blocks from the heart of Downtown Carmel



**PETER BOGGS**  
— REALTOR —  
**Your Realtor for Life**

**PETER BOGGS | REALTOR**  
**831.884.3919**  
BRE# 02019610  
**peterboggsrealtor@gmail.com**  
**BoggsTeamRealtors.com**

**GLOBAL**  
**LUXURY**  
**COLDWELL**  
**BANKER**

## LISA TALLEY DEAN | The Definitive Expert in Carmel Real Estate



**OPEN SUN 1-3PM**  
4 Oak Knoll Way

Carmel-by-the-Sea ♦ 3 Beds, 3.5 Baths ♦ 2,644 Sq. Ft. ♦ \$4,600,000 ♦ 4OakKnollWay.com



**OPEN SUN 2-5PM**  
929 W. Carmel Valley Road

Carmel Valley ♦ 4 Beds, 2.5 Baths ♦ 3,510 Sq. Ft. ♦ \$2,395,000 ♦ 929WCarmelValleyRoad.com



**LISA TALLEY DEAN 831.521.4855**  
LisaTalleyDeanProperties.com  
Lisa@CarmelRealtyCompany.com  
Broker Associate | DRE#01401218



**CARMEL REALTY COMPANY**  
ESTABLISHED 1913

**BOARD OF**  
**REGENTS**  
WHO'S WHO IN LUXURY REAL ESTATE





# CARMEL REALTY COMPANY

ESTABLISHED 1913

## CARMEL & CARMEL VALLEY

LUXURY PROPERTIES



Carmel Highlands ■ 9 beds, 10+ baths ■ \$16,800,000 ■ [www.FernCanyonCarmel.com](http://www.FernCanyonCarmel.com)



Carmel Highlands ■ 5 beds, 5.5 baths ■ \$12,750,000 ■ [www.254Highway1.com](http://www.254Highway1.com)



Carmel-by-the-Sea ■ 9 beds, 7.5 baths ■ \$6,500,000 ■ [www.GalewoodCarmel.com](http://www.GalewoodCarmel.com)



Carmel ■ 4 beds, 3.5 baths ■ \$4,998,000 ■ [www.ViewsOnSanJuan.com](http://www.ViewsOnSanJuan.com)



Carmel-by-the-Sea ■ 3 beds, 3.5 baths ■ \$4,600,000 ■ [www.4OakKnollWay.com](http://www.4OakKnollWay.com)



Carmel Valley ■ 5 beds, 2.5 baths ■ \$2,395,000 ■ [www.175Chaparral.com](http://www.175Chaparral.com)



Carmel Valley ■ 3 beds, 3.5 baths ■ \$2,375,000 ■ [www.9685SycamoreCourt.com](http://www.9685SycamoreCourt.com)



Carmel Valley ■ 3 beds, 2 baths ■ \$1,350,000 ■ [www.55PasoCresta.com](http://www.55PasoCresta.com)



# HOME SALES

From page 2RE

## Carmel Valley (con't.)

**19 Paso Cresta — \$1,525,000**  
Richard and Madelline Borquist to Benjamin and Carrie Clayden  
APN: 189-231-016

**50 Rancho Fiesta Road — \$1,905,000**  
Fred and Anne Heryer to Rurik, Alexandria and Robert Draper  
APN: 187-041-001

**9504 Alder Court — \$2,250,000**  
Daniel and Jolly Goehl to Steven and Yvette Widdicombe  
APN: 416-531-005

**Carmel Valley Road — \$10,000,000**  
Lombardo Land Group I to Rancho Cañada Venture



1585 Ord Grove Avenue, Seaside — \$1,150,000  
APN: 015-164-001 and more than 100 others

**Carmel Valley Road — \$22,500,000**  
Rancho Cañada Venture to Carmel Grand Avenue Partners  
APN: 015-164-001 and more than 100 others



30680 Aurora del Mar, Carmel Highlands — \$14,750,000  
**Highway 68**

**19509 Creekside Court — \$685,000**  
*See ESCROWS page 10RE*

“We love ranch and acreage properties. To help you find yours or help you sell one, Call us today!”

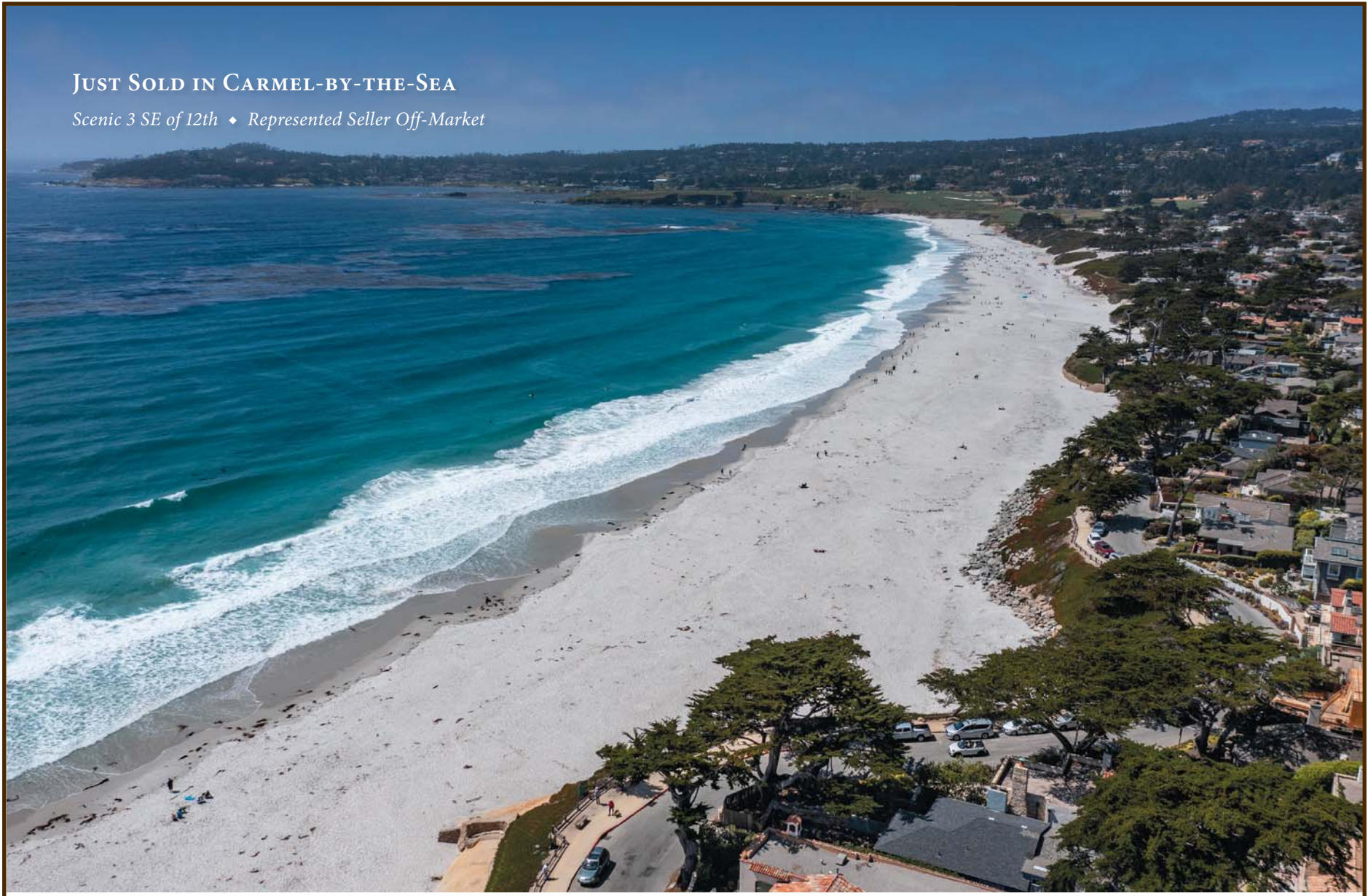
**AISHA KRECHUNIAK**  
831.595.9291  
DRE# 01186400

**SAM PIFFERO**  
831.236.5389  
DRE# 00690879

**262± ACRES OF FARMLAND**  
**Strawberries, Blackberries & Raspberries**  
**16475 Blackie Road, Salinas | \$9,450,000**

**Happy 4<sup>th</sup> of July!**

**Sotheby's**  
INTERNATIONAL REALTY



**JUST SOLD IN CARMEL-BY-THE-SEA**  
*Scenic 3 SE of 12th ♦ Represented Seller Off-Market*



**CHRIS PRYOR**  
*Where Hard Work Meets Network*  
831.229.1124  
www.ChrisPryorProperties.com  
REALTOR® DRE#01750627



THE MONTEREY PENINSULA

LUXURY PROPERTIES



Pebble Beach ■ 5 beds, 5+ baths ■ \$15,000,000 ■ [www.1564Sonado.com](http://www.1564Sonado.com)



Pebble Beach ■ 5 beds, 6 baths ■ \$11,500,000 ■ [www.336517MileDrive.com](http://www.336517MileDrive.com)



Pebble Beach ■ 4 beds, 3 baths ■ \$9,800,000 ■ [www.PebbleBeachPerfection.com](http://www.PebbleBeachPerfection.com)



Pebble Beach ■ 3 beds, 3.5 baths ■ \$9,450,000 ■ [www.ViscainoRoad.com](http://www.ViscainoRoad.com)



Pebble Beach ■ 4 beds, 3 baths ■ \$5,775,000 ■ [www.3093Hacienda.com](http://www.3093Hacienda.com)



Monterey ■ 4 beds, 4.5 baths ■ \$5,695,000 ■ [www.7595PaseoVista.com](http://www.7595PaseoVista.com)



Monterey ■ 4 beds, 3.5 baths ■ \$3,750,000 ■ [www.500EstrellaDoro.com](http://www.500EstrellaDoro.com)



Pebble Beach ■ 4 beds, 2.5 baths ■ \$2,950,000 ■ [www.1030Vaquero.com](http://www.1030Vaquero.com)



# A proud American citizen who was grandfathered into this great country

CONTRARY TO my children’s belief, I was not a crew member on Gen. Washington’s boat when he rowed across the Delaware, although I am a proud American navigating the choppy waters of the 21st century. Also, I’ve had the distinct pleasure of being “around” for a solid 36 percent of this country’s existence. I recognize that

America has deep ideological divides, often exacerbated by social media, that make finding common ground and engaging in productive dialogue difficult. What it means to be an American is a complex evolving concept shaped by enduring ideals and the powerful currents of contemporary events.

Yet I cling to my belief in the lasting power of the American Dream, a dream that continues to attract seekers of freedom from the far reaches of the globe. My good fortune in being born here would likely not have happened without the audacity of two men I barely knew: my grandfathers. With little more than hope in their pockets, they left everything familiar behind in Europe, embarking on a harrowing journey into the vast unknown. In 1903, 32-year-old Antonio Gervasi bid farewell to his wife, Giuseppa, in Vallelunga Pratameno, Sicily. Perhaps he walked the 37 miles to Palermo before boarding

## Scenic Views

By JERRY GERVASE

the good ship Sicilian Prince, bound for the New World. He landed at Ellis Island on June 29, 1903. There, amid the cacophony of dreams and desperation, some diligent clerk changed the final “i” in his surname to an “e.” And so, the Gervase saga in America began. I have no record of his journey from Ellis Island to Buffalo, N.Y., though it’s known that hundreds of Vallelungesi settled in Buffalo in the early 20th century, forming a ready-made community. A year later, Giuseppa, my grandmother, followed her husband to America. My father was born in 1905.

### Unyielding grit

My other grandfather, Antonio Sansano, hailed from the small town of Accadia, Italy, before sailing to the USA, disembarking on these shores on May 24, 1906. Another clerk at Ellis Island scrawled “Zanzano” onto his immigration papers. (Evidently, good spelling wasn’t a requisite for employment at Ellis Island.) I presume that freedom and opportunity drew my grandfathers across an ocean. Yet I remain in profound awe of the sheer courage it took to abandon every shred of familiarity for the promise — and it was barely a promise — of a better life. I can imagine their initial struggles: arriving with absolutely nothing, wrestling with a new language, adapting to an alien culture. Their very existence here embodies the unyielding grit required to build a life from scratch in a foreign land. And even before they arrived, life on immigrant ships

See GERVASE page 14RE



### Just Sold in Carmel Woods

**24410 S SAN LUIS AVE | SALE PRICE \$4,235,000**  
3 BD 3.5 BA Main 2,106 SF | 1 BD 1 BA Guesthouse 649 SF | .45 Acres

**Bambace Peterson Team**  
bambacepeterson.com | @bambacepeterson  
DRE 01731448 | DRE 01977162  
831.200.3178

MEET OUR TEAM



**COMPASS**

Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 1527235, 1527355, 1356742, 1443161, 19997075, 1935359, 1901027, 1842997, 1859607, 1860711, 1527205, 1079009, 1272487. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.



A LIFE THAT INSPIRES YOU

#1 SOTHEBY’S INTERNATIONAL REALTY  
SALES ASSOCIATE IN MONTEREY COUNTY  
FOR DOLLAR VOLUME AND CLOSED UNITS



**OPEN HOUSE SAT 11-3 & SUN 12:30-3:30**  
MONTEREY | 403 ESTANCIA COURT  
403ESTANCIACOURT.COM  
OFFERED AT \$2,895,000

**CALL FOR APPOINTMENT!**  
CARMEL VALLEY | 31315 VIA LA NARANGA  
31315VIALANARANGA.COM  
OFFERED AT \$2,395,000



**OPEN HOUSE SAT 12-4 SUN 12-2**  
CARMEL VALLEY | 77 PASO HONDO #A  
PASOHONDO.COM  
OFFERED AT \$1,695,000

**OPEN HOUSE SAT 2-4, SUN 11-1**  
CARMEL | 9904 CLUB PLACE  
9904CLUBPLACE.COM  
OFFERED AT \$1,649,000



**STEINY FAMILY PROPERTIES**

Doug 831.236.7363  
doug@dougsteiny.com  
Lisa 831.277.2070  
lisa@dougsteiny.com  
dougsteiny.com  
DRE: 00681652 & 02009666





# Tailored to your lifestyle

Sotheby's  
INTERNATIONAL REALTY



**128 Hammond Road, Monterey**  
**4 BD | 3.5 BA | 4,037± SQ. FT. | 1.04± AC**  
**\$2,195,000**  
**128HammondRd.com**  
Riddolls Taylor Team 831.236.4663  
License# 02118720

**77 Paso Hondo #A, Carmel Valley**  
**3 BD | 2 BA | 1,890± SQ. FT. | 0.25± AC**  
**\$1,695,000**  
**77ApasoHondo.com**  
Doug Steiny 831.236.7363  
License# 00681652



**OPEN SAT 12-4 & SUN 12-2**



**OPEN SAT & SUN 2-4**  
**2896 Ransford Avenue, Pacific Grove**  
**3 BD | 3 BA | 2,430± SQ. FT.**  
**\$1,595,000**  
**2896RansfordAve.com**  
Trish Sohle 831.293.4190  
License# 01134431



**OPEN SAT 2-4**  
**31 Asoleado Place, Carmel Valley**  
**3 BD | 3 BA | 1,172± SQ. FT. | 10.11± AC**  
**\$1,495,000**  
**31AsoleadoPlace.com**  
Courtney Stanley 831.293.3030  
License# 01958169

**20 Woodside Place, Carmel Valley**  
**2 BD | 2 BA | 1,797± SQ. FT. | 0.09± AC**  
**\$1,200,000**  
**sothebysrealty.com/id/34LW2J**  
Trapin Anderson & Myers Team 831.601.6271  
License# 01518311



**OPEN SAT & SUN 12-3**



**134 Del Mesa Carmel, Carmel**  
**2 BD | 2 BA | 1,879± SQ. FT.**  
**\$1,199,000**  
**sothebysrealty.com/id/DS9XS5**  
Ryan Melcher 831.521.5024  
License# 01897036



**453 Corral De Tierra Rd, Corral De Tierra**  
**3 BD | 2 BA | 2,005± SQ. FT. | 3.33± AC**  
**\$1,148,000**  
**sothebysrealty.com/id/B4BBL9**  
Stephanie Park 831.229.0092  
License# 00634519

**254 Del Mesa, Carmel**  
**2 BD | 2 BA | 1,704± SQ. FT.**  
**COMING SOON | \$1,120,000**  
**LeilaniCourtney.com**  
Leilani Courtney 831.333.6060  
license# 02003973



**OPEN SAT & SUN 1-3**



**17114 Cachagua Road, Carmel Valley**  
**10± AC | \$795,000**  
**cv10acres.com**  
Courtney Stanley 831.293.3030  
License# 01958169



JUST LISTED!  
OPEN SATURDAY & SUNDAY 12-3 PM



20 Woodside Place, Carmel Valley  
Spacious and sunny townhome with beautiful gardens  
2 BD | 2 BA | + LOFT | 1,797± SQ.FT. | 4,063± SQ.FT. LOT  
Offered at \$1,200,000



MARK TRAPIN  
831.601.4934  
DRE: 01233599

ROBIN ANDERSON  
831.601.6271  
DRE: 01518311

SARAH MYERS  
831.238.7559  
DRE: 02033114

TRAPIN ANDERSON  
& MYERS TEAM

Sotheby's  
INTERNATIONAL REALTY

## POLICE LOG

From page 4A

### SATURDAY, JUNE 14

**Pacific Grove:** A detainee delayed an investigation at Ocean View Boulevard and 13th Street.

**Carmel Valley:** Unknown persons attempted to make entry to a vehicle on Carmel Valley Road by breaking a passenger-side window.

### SUNDAY, JUNE 15

**Carmel-by-the-Sea:** Phone lost at the beach — purple iPhone 14 with a maroon wallet attached has a California ID and Chase bank cards inside.

**Pacific Grove:** A 26-year-old male on Ocean View Boulevard was cited and released for loitering on private property and engaging in utility theft.

**Pacific Grove:** Subject on Syida reported a battery.

**Big Sur:** Deputies responded to a trespassing on Highway 1. The 77-year-old male was taken to Monterey County Jail.

### MONDAY, JUNE 16

**Carmel-by-the-Sea:** A driver parked a vehicle on Junipero Street which subsequently rolled into another parked vehicle, causing a blockage in traffic. Fortunately, there were no injuries, and the vehicle was towed. The driver mentioned that the brakes had recently been serviced, and they suspect this may have been the cause of the incident.

**Pacific Grove:** No calls to report.

### TUESDAY, JUNE 17

**Carmel-by-the-Sea:** No calls to report.

**Pacific Grove:** Report of a suspicious occurrence on Grove Acre Avenue.

See **SHERIFF** page 12RE

Get your business  
noticed in The Carmel Pine Cone

**SERVICE DIRECTORY**

Email your ad to:  
service@carmelpinecone.com



CABINETRY  
INTERIOR DESIGN



HOUSE CLEANING  
GARDEN • LANDSCAPE



PAINTING  
CONSTRUCTION/REMODEL



THE JONES GROUP  
COAST & COUNTRY REAL ESTATE



POSSIBLE ADU? HUGE GARAGE



Del Monte Park Awaits  
1201 David Ave, Pacific Grove  
Open Saturday, 07/05, 1:00 - 3:00 pm  
Lovely corner lot overlooking greenbelt 3/2 • updated kitchen • close to PB & Asilomar trails • large primary suite with outside access • oversized detached garage • fenced yard • easy highway access  
\$1,097,000

Are you feeling overwhelmed thinking about the huge effort it will take to prep your home for a sale?

Call The Jones Group—local experts who can help you make your property sparkle and sell for top dollar.

TEXT/CALL  
831.917.4534

A Reputation of Service!  
Read what some of our satisfied Sellers have to say:



Peggy Jones  
Broker, REALTOR  
DRE 01299648



859 Balboa Ave, PG  
SOLD \$2,250,000

The Jones Group totally came through with meeting our needs in selling our home. The Jones Group retained excellent workmen to complete the necessary home repairs along with landscaping, staging, photos and publicity. We appreciated the frequency of communication and understanding what a challenge this was for us. We certainly would not have realized the sale price without the hard work behind the scenes, diligence, experience and guidance. We are thrilled.  
Bill and Terry

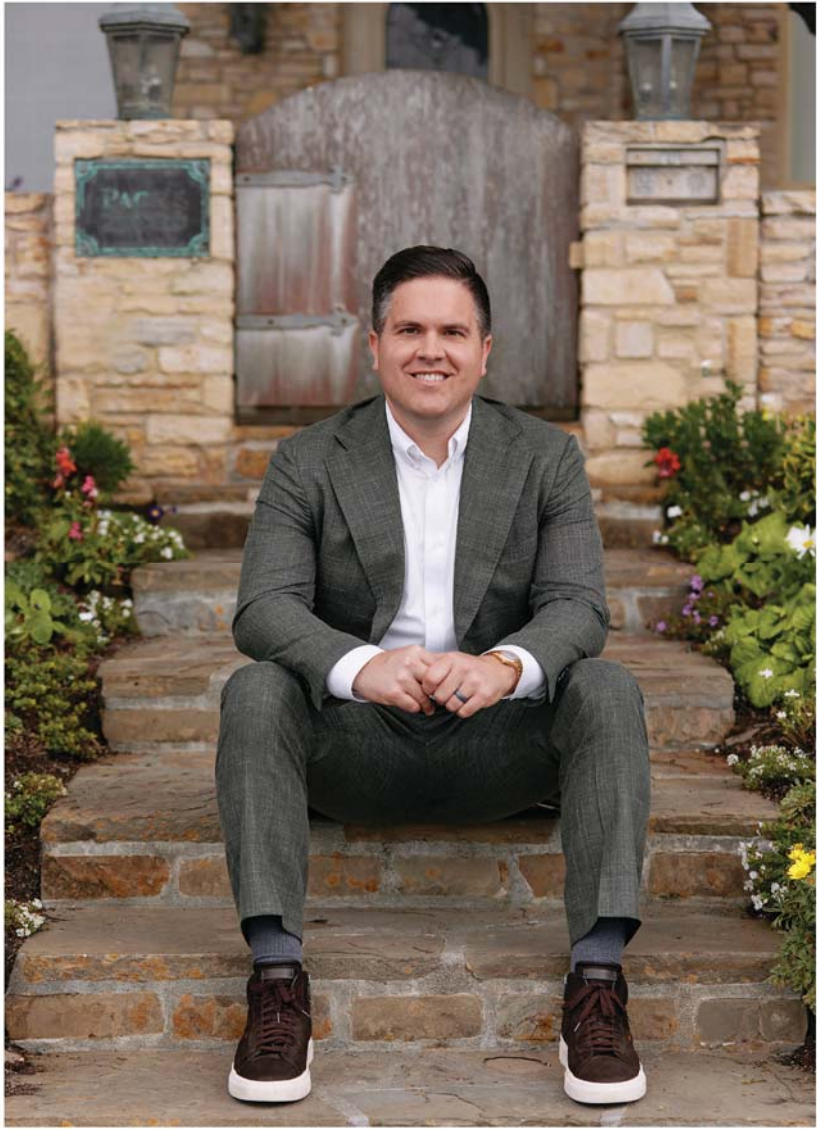
While we were out of the country, The Jones Group, with our blessing, did a rehab, repair & redo of our home. And it sold in ONE week after it went live on the MLS--over list price! Seller

606 Mar Vista  
Monterey  
SOLD \$1,225,000



LOCAL, INDEPENDENT AND DELIVERS BIG RESULTS





J  
S

JONATHAN SPENCER



# Happy Independence Day!

Jonathan Spencer

REALTOR®  
DRE 01916757

831.238.7420

#1 Compass Agent in Monterey County\*



31453 Highway 1, Carmel Highlands

5 Bed | 6 Bath | 8,855 Sq Ft | 6.5 Acres | \$14,500,000

31453HighwayOne.com



31475 Highway 1, Carmel Highlands

4 Bed | 6 Bath | 6,923 Sq Ft | 6 Acres | \$9,000,000

31475HighwayOne.com



Carmelo 5 SE of 12th, Carmel-by-the-Sea

2 Bed | 2 Bath | 1,170 Sq Ft | .09 Acres | \$3,295,000

CarmeloAnd12th.com



9265 Sycamore Canyon Road, Big Sur

1 Bed | 1 Bath | 1,325 Sq Ft | 5 Acres | \$1,850,000

9265SycamoreCanyon.com



jonathanspencerproperties.com

\*Per RealTrends, 2025. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Numbers 01527235, 01527305, 01991028. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.

COMPASS





Life, Liberty, and the Pursuit of Tranquility!  
Tour 137 Del Mesa Carmel – This 4th of July Weekend  
Open House Sat and Sun 1-3



137 Del Mesa Carmel | Carmel  
2 Bed 2 Bath 1,519 Sq. Ft. | Offered at \$988,000  
Bright, cheerful, and move-in ready, this beautifully updated “A” model in Del Mesa offers an open-concept layout with high ceilings, radiant heated tile floors, and a stunning stone fireplace. Enjoy a spacious primary suite with in-unit laundry, a flexible second bedroom, and seamless indoor-outdoor living with a private deck. Located in the Peninsula’s premier 55+ community, residents enjoy top-tier amenities, guard-gated security.



CLAUDIA MCCOTTER  
831.293.3391  
claudia.mccotter@sothebys.realty  
DRE# 01982938



NATALIE POLING  
831.620.2468  
natalie.poling@sothebys.realty  
DRE# 02113446

Sotheby’s  
INTERNATIONAL REALTY

# ESCROWS

From page 4RE

## Highway 68 (con’t.)

Michele Wetherbie and Schoenstadt Trust to Richard Smith  
APN: 161-471-023

**12 Lower Ragsdale Drive unit 13 — \$1,145,000**  
FFV3055 LLC to Laura and Judson Althoff  
APN: 259-034-013

**28900 Underwood Road — \$1,350,000**  
Department of Veterans Affairs to Justin Devine  
APN: 416-451-037

**22309 Ortega Drive — \$1,525,000**  
Dawn and Todd Southard to Richard and Susan Anderson  
APN: 161-312-002

## Marina

**2999 Minaret Way unit F — \$380,000**  
The Sea Haven LLC to Kriselle and Kristian Galiguis  
APN: 031-293-034

**2999 Minaret Way unit A — \$438,000**

See **TRANSACTIONS** page 16RE



9504 Alder Court, Carmel Valley — \$2,250,000



Open House | Sunday 2pm-4pm  
10955 Saddle Road



Walk to Town  
Ocean Views

CARMEL  
\$3,799,000

Panoramic Views  
Ocean & Valley

MONTEREY  
\$1,595,000



Duplex or large  
single family home

MONTEREY  
\$1,295,000



Just Sold  
3349 Abdy Way  
MARINA  
\$1,000,000



Just Sold  
945 Colton Street  
MONTEREY  
\$1,295,000

YOUR REAL ESTATE  
NEEDS EXTEND  
BEYOND THE  
TRANSACTION AND  
SO DOES OUR  
SERVICE TO YOU

Bramin  
Atler

www.BraminAtler.com

**Cheryl Heyermann**  
Owner/Broker, dre 00591121  
(831) 595-5045

**Lesley Shea**  
Owner/Realtor, dre 02184509  
(831) 250-3950

7158 Carmel Valley Road, Carmel, CA 93923



JNR

JAMAL NOORZOY RESIDENTIAL'S PROPERTIES

REPRESENTING SELLERS OF & BUYERS FOR DISTINCTIVE HOMES & ESTATES



*Modern Style, Mesmerizing Ocean & Forest Views Throughout*  
Carmel ♦ \$4,650,000 ♦ 24497SanMateo.com



*Contemporary-Modern with Stunning Panoramic Ocean Views*  
Pebble Beach ♦ \$4,450,000 ♦ 4013LosAltosDrive.com



*Classic Carmel Home with Extra Space & Oversized Lot*  
Carmel-by-the-Sea ♦ \$4,250,000 ♦ 3SWMonteVerdeAnd13th.com



Scan to view the interactive map of our sales portfolio  
or visit [JamalNoorzoyResidential.com](https://JamalNoorzoyResidential.com)



JAMAL NOORZOY 831.277.5544  
REALTOR® | DRE#01119622

AVIANA BUSHNELL REALTOR®  
Monterey Coast Realty | DRE#02147782

KIM BARTHOLOMAY REALTOR®  
Monterey Coast Realty | DRE#02145274





Ocean Views from this Pebble Beach, 4-bedroom, 2-bathroom bi-level home offers rare ocean views and timeless charm. Just moments from the Monterey Peninsula Country Club, this classically built 1974 home sits on an expansive 14,000 sq ft lot, providing privacy, space, and room to grow. Step inside to discover newer plank-style tile flooring and updated windows, blending original character with modern touches. The spacious living and dining rooms open to a deck that's perfect for enjoying sunsets and ocean breezes. The kitchen and bathrooms are ready for your personal vision—live in the home comfortably as-is or update to create your dream coastal retreat. The beautifully landscaped backyard features mature plants and ample space for entertaining, gardening, or relaxing in nature. Whether you're looking for a peaceful primary residence, a weekend getaway, or a renovation opportunity with stunning views, this Pebble Beach gem offers it all. **NEW PRICE \$2,100,000**

15847 PLEASANT VALLEY LANE, SALINAS



**OPEN HOUSE SAT 1-4**  
Welcome to 15847 Pleasant Valley Lane! Spectacular 3-bed, 2-bath single story home built in 1984 with 3,347 SF plus a charming 739 SF 1-bed, 1-bath in-law unit with private entrance, patio & parking. Total of over 4,000 square feet. Built by Nivlac Construction Inc. for the builder himself. Substantially updated main house with chefs kitchen, wood and stone floors, and sweeping views of the San Benancio Hills and beyond from nearly every room. Grand entry opens to a spacious living room, dining area, and family room with beautiful vaulted ceilings, all centered around warmth and comfort with 3 fireplaces throughout. Bonus 450 SF loft offers flexible use. Primary bedroom has vaulted ceilings with a gorgeous primary bath sanctuary. Multiple patios off the kitchen for effortless indoor-outdoor entertaining. Massive 950 SF garage with workshop area, room for toys, hobbies & storage. Set on 3.5+ acres. Coveted Washington Union School District. This is the one you've been waiting for! Homeowners Association for water and roads. **\$1,849,000**



**Susan Brownlie**  
Certified Luxury Home Marketing Specialist  
**831-320-3001**  
sbrownliecb@outlook.com  
susanbrownlie.realtor  
DRE 01069736



SHERIFF  
From page 8RE

**Pacific Grove:** At about 2144 hours, officers were dispatched to the 600 block of Sage Court on report of a peace disturbance in the area. A resident was cited for a municipal code infraction — no social hosting of persons under 21.

**Pacific Grove:** At approximately 1338 hours, an Adult Protective Services report was reviewed.

**Pacific Grove:** Traffic stop at Patterson Lane and Benito Avenue for a stop sign violation resulted in a 45-year-old male being cited for driving with a suspended license.

WEDNESDAY, JUNE 18

**Carmel-by-the-Sea:** A 50-year-old female from Monterey was known to Carmel Mission staff for shoplifting from the gift shop, although the business had previously chosen not to prosecute her for these prior incidents. Staff observed her stealing again. Officers arrived on scene and detained her. Several items were recovered from the female related to this theft. She was subsequently released with a promise to appear

for shoplifting. She confessed to prior thefts and was persuaded to return previously stolen items to the police station. A couple of hours later, she brought back a bag filled with stolen goods, including magnets, bracelets, various trinkets, lotions and other miscellaneous items stolen from the gift shop. She expressed remorse for her actions and wrote an apology letter. She has been formally warned about trespassing at the business and will face arrest if she returns.

**Carmel-by-the-Sea:** Visitor found a loose dog at San Antonio and Ninth and brought it to Carmel P.D. for chip scanning. The owner was located and the dog was returned.

**Carmel-by-the-Sea:** Cybercrime and fraud reported by an Iris Canyon resident. The victim had reportedly been paying money for email “protection” for several years. A courtesy report was taken and forwarded to the appropriate agency for further investigation.

**Pacific Grove:** Identity theft on Light-house Avenue.

**Carmel Valley:** Adult Protective Services referral of financial abuse involving a Carmel Valley Road resident.

**Carmel Valley:** Report of a family dis-

See CALLS page 14RE

The Carmel Pine Cone  
Press Release guidelines

Press releases about newsworthy events should go to the following  
Pine Cone reporters:

**Mary Schley:** Carmel-by-the-Sea, food & wine, police, fire, criminal courts and schools ..... mary@carmelpinecone.com

**Chris Counts:** Carmel Valley, Big Sur, Arts & Entertainment and scholastic sports ..... chris@carmelpinecone.com

**Kelly Nix:** Pacific Grove, Pebble Beach, Monterey, Seaside, state government, civil courts and water..... kelly@carmelpinecone.com

Letters to the editor are only accepted by email and should be sent to  
mail@carmelpinecone.com

JUST LISTED!

3093 HACIENDA DRIVE, PEBBLE BEACH

4 Beds, 3 Baths ■ 3,366 Sq. Ft. ■ \$5,775,000 ■ www.3093Hacienda.com  
European country flair in Country Club West with double fairway & ocean views

OPEN HOUSE: SATURDAY & SUNDAY 1PM-3PM



BUSINESS PROFESSIONALS DELIVERING HANDS-ON CLIENT CARE

 **CHRIS BAUMGART & CARRIE BAUMGART**  
831.241.8900 ■ 831.717.7156  
Chris@Baumgart.com ■ Carrie@Baumgart.com  
For more information visit PebbleBeachAndCarmel.com  
REALTOR® | DRE#01435699 REALTOR® | DRE#01453222



CARMEL REALTY COMPANY  
ESTABLISHED 1913



MEZA PROPERTIES

Exceptional Marketing for Distinctive Homes

BAY VIEW FOR SALE

25611 WHIP RD | MONTEREY  
5,077 SqFt | ADU | Owned Solar | 8-Car Garage  
**\$3,100,000**



**MIKE MEZA | ASSOCIATE BROKER**  
DRE#02007491  
831.578.4601  
MIKE.MEZA@SOTHEBYS.REALTY



Sotheby's  
INTERNATIONAL REALTY



# PETER BUTLER’S PEBBLE BEACH PROPERTIES



PREMIER TURNKEY TOWNHOUSE RESIDENCE AT THE LODGE  
3 beds, 3.5 baths ♦ \$7,950,000 ♦ PBResidence4.com



*Just Listed* | EXPANSIVE LIVING WITH OCEAN VIEWS  
4 beds, 4.5 baths ♦ \$7,400,000 ♦ 3017Cormorant.com



*Just Listed* | SERENE CRAFTSMAN WITH NEW UPGRADES  
4 beds, 3.5 baths ♦ \$3,250,000 ♦ 2823Congress.com



CUSTOM BUILT HOME NEAR MPCC & SPANISH BAY  
3 beds, 3 baths ♦ \$3,150,000 ♦ 2892LasauenRoad.com



OCEAN PEEKS IN PRIME COUNTRY CLUB WEST LOCATION  
4 beds, 2.5 baths ♦ \$2,950,000 ♦ 1030Vaquero.com



PETER BUTLER  
*Lives, Works, & Plays in Pebble Beach*  
Recognized as One of the Top Realtors in the U.S. by The Wall Street Journal  
831.277.7229  
PeterButlerProperties.com ♦ Peter@PeterButlerProperties.com  
Broker Associate | DRE#01222453







3116 BIRD ROCK ROAD, PEBBLE BEACH  
4 BD | 3.5 BA | 3,615± SF | 0.26± AC



SEE IT IN PERSON  
OPEN HOUSE THIS WEEKEND:  
CHECK [3116BIRDROCKROAD.COM](http://3116BIRDROCKROAD.COM) FOR MORE INFORMATION



  
**DEBORA SANDERS**  
Realtor®  
831.620.2936  
DRE# 01966114  
[deborasandersrealtor.com](http://deborasandersrealtor.com)

**Sotheby's**  
INTERNATIONAL REALTY

# GERVASE

From page 6RE

around 1900 was a brutal crucible of cramped discomfort, especially in steerage. Passengers packed into tight quarters battled unsanitary conditions, seasickness and a pervasive ache of homesickness as they journeyed across an unfamiliar ocean. These voyages could stretch from two weeks to a month, subject to the whims of routes, ship types, and caprice of the weather. There were no passports, no visas, no pre-approved entry forms. Third-class passengers were channeled through Ellis Island for the requisite inspections. Those who passed were simply waved through, unburdened by official paperwork. There was no, “Welcome to America, here’s your shiny new photo ID,” moment.

## Family struggles

Booker T. Washington, in his sobering 1908 memoir, “The Man Farthest Down,” paints a stark picture that may reflect my own family’s struggles once they got here: “I saw Sicilian peasant families living in a single room with no chimney, a stone hearth for cooking (when there was food to cook), one bunk (a heap of straw) upon which the entire family sleeps. The

coarseness of such family existence is beyond description.”  
I don’t remember my grandparents talking about their feelings about coming here. The unknown facts of their arrival stand in stark contrast to the vivid account of my friend, Inge Kessler, a naturalized citizen, who recounted her harrowing escape from East Germany during the Cold War. She spoke with passion about her excitement voting for the mayor and city council members of Carmel. “It was a proud moment,” she confided, “I could fulfill my hard-earned right and privilege of voting for the very first time.” Sadly, many natural-born citizens do not share her intensity.  
My grandfathers arrived in America with nothing but a fierce, resilient hope for a better life. They worked tirelessly, building families and careers from the ground up. Their collective experiences serve as a powerful, living reminder of the sheer resilience and determination that truly define the American spirit.  
Their immense courage, their decision to leave their homeland, carved the path for my own American story. I hope I’ve fulfilled the profound legacy they bestowed upon me.  
Happy Independence Day.  
Contact Jerry at [jerrygervase@yahoo.com](mailto:jerrygervase@yahoo.com).

# CALLS

From page 12RE

Hatton Road residence.

## THURSDAY, JUNE 19

- Carmel-by-the-Sea:** No calls to report.
- Pacific Grove:** Suspicious circumstance at Country Club Gate.
- Pacific Grove:** Vehicle on Lighthouse Avenue marked for 72-hour parking.
- Pacific Grove:** Fall on public property on Ocean View Boulevard.
- Big Sur:** Business on Highway 1 reported theft.
- Pacific Grove:** Vehicle on Patterson Lane marked for 72-hour parking.
- Carmel Valley:** A residential burglary was reported on Nason Road.

pute at a Carmel Valley Road residence.

- Carmel Valley:** A civil dispute was reported on Barn Way.
- Pebble Beach:** Suspicious circumstance at a residence on Bonifacio Road.
- Carmel area:** A person was reported missing and later located in another county.
- Pebble Beach:** Allegation of financial abuse at a residence on Presidio Boulevard.
- Carmel area:** Deputies responded to a report of a missing person from a residence on



OPEN SAT 2-4PM

**1 Windsor Rise, Monterey**  
Bay views! 3 bedroom, 2.5 bath, 3500 s.f.  
New roof | \$2,495,000



OPEN SUN 12-3PM

**739 W. Franklin St., Monterey**  
2 homes on one lot.  
Great investment property | \$1,999,000



OPEN SUN 12-2PM

**630 Terry St., Monterey**  
New listing! Bay views! Single level home, 3 bedroom, 2 bath, 2 car garage | \$1,585,000



OPEN SAT 12-3PM

**137 Silverwood Place, Marina**  
Single level home, 4 bed, 2 bath  
Near the beach! | \$950,000

**MORE LISTINGS  
COMING SOON**

**Contact Annette  
to learn more.**



OPEN SAT 11 AM-1PM

**44 Hacienda Carmel, Carmel**  
2 bed, 2 bath remodeled condo  
55+ community | New price! | \$888,000



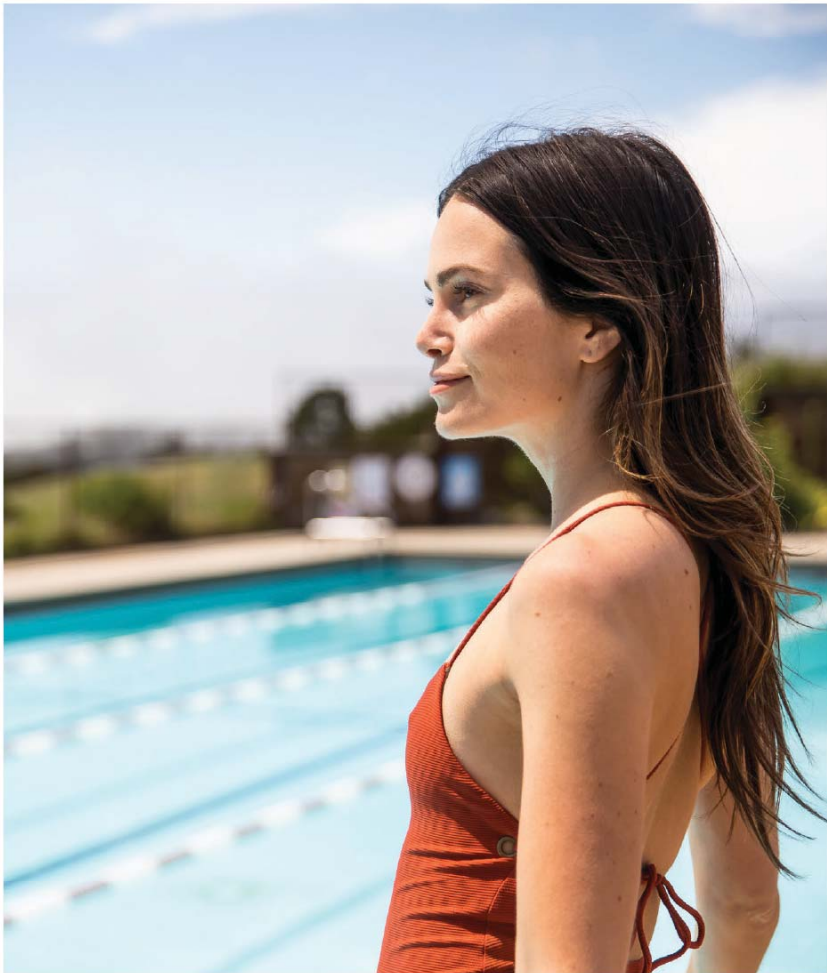
**Annette Boggs**  
REALTOR®/ FOUNDER  
831-601-5800  
Pacific Grove, CA 93950  
DRE # 01317801

 **Above  
and Beyond**  
REAL ESTATE  
[AnnetteBoggs.com](http://AnnetteBoggs.com)





# Find Your Idea of *Paradise* at Teháma.



## T E H Á M A

C A R M E L

For some, paradise at Teháma is an inspiring architectural home perched high above the Carmel Valley with far-reaching views of Monterey Bay. For others, it is a masterfully-crafted residence secluded amid century old oaks and towering pines. For all who call Teháma home, it is living in a last-of-its-kind community — where 85% of its nearly 2,000 acres is preserved as open space, conservation and sustainability are a way of life, world-class amenities seamlessly sync nature and nurture, and the very best of Carmel and Monterey are just moments away.

Homesites 3.5 to 25 acres. Pricing from \$2.75M.  
Contact our Real Estate Sales Team for a private showing.

DANA BAMBACE  
dana.bambace@compass.com | 831.224.6353  
DRE: 01731448

MARK PETERSON  
mark.peterson@compass.com | 831.238.1380  
DRE: 01977162



tehamacarmel.com

COMPASS

Buyer should review the public report issued by the Department of Real Estate, and all offering documents before signing anything. All images contained herein may not be to scale and all figures and dimensions may be subject to change, and are not intended to be relied upon for, nor form part of, any contract unless specifically incorporated in writing into the contract. Buyer note the following: Tehama Golf Club membership is by invitation only and is not included in the purchase of property in Tehama. Any membership in the equestrian center currently under construction in Tehama is also not included in the purchase of property in Tehama. A Tehama Social Fitness Membership is offered to all lot purchasers in Tehama, subject to dues, fees, and applicable rules and regulations. The Tehama Golf Course, Clubhouse, and Fitness Center are privately owned facilities, which are subject to use by others who may not be lot owners. Purchasers of a Tehama property will not acquire a proprietary interest in the Tehama Golf Course, Clubhouse, or Fitness Center, whose facilities are all subject to membership dues, fees, rules and regulations. Use of the Tehama Golf Course, Clubhouse, and Social Fitness Center is at the pleasure of the owner of the facilities. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but have not been verified. Changes in price, condition, sale, or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate. 



# TRANSACTIONS

From page 10RE

## Marina (con't.)

The Sea Haven LLC to Jenny Flores  
APN: 031-293-029

## 3087 Abrams Drive — \$614,000

The Sea Haven LLC to Cynthia Law  
APN: 031-312-031

## 3155 Shuler Circle — \$750,000

Estate of Derrick Franklin to Rochelle Johnston and Raju Ceerla  
APN: 032-101-047

## 3009 Eddy Street — \$835,000

Christopher and Jaime Connelly to Ibram Istafanous and Diego Libera  
APN: 032-382-021

## 593 Santa Lucia Way — \$1,223,000

The Sea Haven LLC to Chris and Tran Boelsterli  
APN: 031-312-087

## 3038 Arroyo Drive — \$1,529,000

The Sea Haven LLC to Lit and Sintao Ng



3105 Stevenson Drive, Pebble Beach — \$3,315,000

APN: 031-311-033

## 3066 Arroyo Drive — \$1,621,000

The Sea Haven LLC to Michel Bachand and Christine Langlois  
APN: 031-311-006

## Monterey

## 1499 David Avenue — \$770,000

Alfredo, Ashley, Anthony and Julie Balestreri to SVLC Properties LLC  
APN: 001-172-002



28900 Underwood Road, Carmel Valley — \$1,350,000

## 801 Lobos Street — \$1,000,000

Sandra Randazzo to Wei Ming and Ryan Garcia  
APN: 001-223-026

## 955 Casanova Avenue — \$1,011,000

Jessica and Robert Wilkes to Yolanda Guerra  
APN: 013-263-019

## 670 Van Buren Street — \$1,100,000

Vito and Teresa Giustiniani to Cappel Properties LLC  
APN: 001-511-010

See **MORE SALES** page 22RE

STACEY SCHERLING

JUST LISTED IN MONTEREY!

600 Martin Street - 6 bed 4.5 bath - \$2,295,000  
The historic former home of President Hoover!  
www.Historic-Monterey.com for more info

Compass is a licensed real estate broker 01527235 in the State of California and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit properties already listed.

831-238-8584  
Stacey@ScherlingProperties.com  
www.ScherlingProperties.com  
DRE #02157842

BUILD YOUR DREAM HOME IN THE SANTA LUCIA PRESERVE

Private community with Tom Fazio Golf Course, Dining venues, Lodging, Sports Center, Lake and Equestrian Center.  
**This is a must see community. Call today!**

ANN ALBANESE-FREEMAN  
CalBRE#01181084  
831-594-5939 | RealEstateAnn.com

31499 Via Las Rosas, Carmel Valley

Offered at \$3,300,000

4 BEDS | 2.5 BATHS | 2,826 SQ.FT  
PRIVATE RESIDENCE ON 2.61 ACRE LOT

Set on 2.61 acres with breathtaking views, Via Las Rosas is an updated 4-bedroom, 2.5-bath home offering privacy and style. Enjoy a sparkling pool, spacious, lit patios, and outdoor space ideal for entertaining or even stargazing!

Katherine Hudson  
BROKER ASSOCIATE®  
831.293.4878  
LIC. #01363054

THEAGENCY.COM

CALL  
THE CARMEL PINE CONE  
TO PUBLISH YOUR

LEGAL NOTICES

You'll be surprised  
at how low  
our rates are!

With a circulation of 24,500  
subscribers online  
plus 18,000 copies in print  
The Pine Cone is the least expensive way  
to reach the Monterey County.

For more information please contact:  
Irma Garcia (831) 274-8645  
irma@carmelpinecone.com

se habla Español

www.carmelpinecone.com





LA TIERRA HAS FOUND A NEW HOME



**3 Refugio Trace**  
4 BD 3 BA 2926 SF \$4,375,000  
A Masterful Fusion of Craftsman & Modernist Design on 30.3 Acres



**2 Rumsen Trace**  
6 BD 9 BA 7923 SF \$14,500,000  
Spectacular Views across The Hacienda Meadows with a Guest House



**23 East Pronghorn Run**  
22.3 Acres 2 Acre Building Envelope \$1,875,000  
Just below the 17th Fairway with Grand Views Sweeping to the West



**22 Arroyo Sequoia**  
19.24 Acres 3.6 Acre Building Envelope \$995,000  
A Park-Like Setting with Rolling Meadow Anchored by Landmark Oaks



**57 Chamisal Pass**  
9.9 Acres 2.3 Acre building Envelope \$1,950,000  
Just above The Hacienda w/ South-Facing Views w/a Peak of the Bay



**21 Longridge Trail**  
75 Acres 6 Acre Building Envelope \$1,875,000  
Dramatic Views of the Santa Lucia's all the Way to the Bay



**Lisa Guthrie**  
DRE# 01250803  
Broker Assoc.  
M: 831.238.5725  
lisa.guthrie@compass.com



**Alan Drew**  
Broker Associate  
DRE 02029344  
831.920.7103  
alan.drew@compass.com  
LaTierraCarmel.com











# 2025

## MID-YEAR REVIEW

### HIGHLIGHTS



BEST PRICE PER SQ.FT. SALE IN PEBBLE BEACH  
3360 KINGSLEY CT, PEBBLE BEACH  
**\$7,995,000**

Buyer Represented by The Ruiz Group  
Listed by Shelly Lynch, Carmel Realty



SUCCESSFUL INVESTMENT FLIP  
3105 STEVENSON DR, PEBBLE BEACH  
**\$3,315,000**

Seller Represented by The Ruiz Group  
40%+ Return on Investment



LOWEST SALE ON RIBERA ROAD SINCE 2021  
2910 RIBERA RD, CARMEL  
**\$1,750,000**

Buyer Represented by The Ruiz Group  
Listed by Doug Steiny, Sotheby's

### PERFORMANCE

**48**  
TOTAL PROPERTIES SOLD

**22**  
AGENTS

**\$96M**  
VOLUME CLOSED

**21**  
SELLERS REPRESENTED

### AGENT SPOTLIGHT



**THE JACOBS TEAM**  
*DRE#01438380*

The Jacobs Team and The Ruiz Group are a match that can't lose! Joy and Jen have closed more than \$10MM so far this year, and they're just getting warmed up.



**JON JON BERRING**  
*DRE#02252169*

Within just five months of getting his real estate license and finishing our mentorship program, TRG's rookie already has a deal in escrow!



**CORY OTTERNESS**  
*DRE#02016158*

With \$6MM in closed volume, an amazing listing on the market, and much more coming up, Cory is leveraging TRG's systems to earn himself one of his best years yet!



**831.210.4034**  
Jeff McMullen  
NMLS694626



**831.877.2057**  
Pete Ruiz  
DRE#01974535



Keller Williams Realty  
29251 Highway 1, Carmel, CA 93923



PUBLIC NOTICES

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20250971

The following person(s) is(are) doing business as:  
**ROOT AND RISE RESTORATIVE HEALTH, 13833 Sherman Blvd, Marina, CA 93933**, County of Monterey

Registered Owner(s):  
ED Restorative, LLC, 455 Market St. Ste 1940 #588787, San Francisco, CA 94105; CA

This business is conducted by a limited liability company

Registrant commenced to transact business under the fictitious business name listed above on 05/12/2025

S/ Erin Souza, Managing Member

This statement was filed with the County Clerk of Monterey County on 05/23/2025 6/13, 6/20, 6/27, 7/4/25

**CNS-3934363#**

**CARMEL PINE CONE**

Publication Dates: June 13, 20, 27, July 4, 2025. (PC 621)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251034

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as: **KING OF GRILL, 1005 Yanks Way D22, Greenfield, California 93927**.

County of Principal Place of Business: MONTEREY.

Registered Owner(s):  
CRISTIAN EFRAIN CEDANO.

This business is conducted by an individual.

Registrant commenced to transact business under the fictitious business name or names listed above on June 3, 2025.

S/Cristian Cedano

Date signed: June 3, 2025

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20250952

Filing type: NEW FILING -with CHANGE(S) from the previous filing...

The following person(s) is (are) doing business as: **PEBBLE BEACH OUTFITTERS, 1700 17 Mile Drive, Pebble Beach, CA 93953**.

County of Principal Place of Business: MONTEREY.

Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:  
(1) CYPRESS I, LLC, 2700 17 Mile Drive, Pebble Beach, CA 93953.  
State of Inc./Org./Reg.: DE  
(2) CYPRESS II, LLC, 2700 17 Mile Drive, Pebble Beach, CA 93953.  
State of Inc./Org./Reg.: DE  
(3) PEBBLE BEACH COMPANY, 2700 17 Mile Drive, Pebble Beach, CA 93953.  
State of Inc./Org./Reg.: CA

This business is conducted by a general partnership.

Registrant commenced to transact business under the fictitious business name or names listed above on July 20, 1999.

S/David Heuck

Date: May 5, 2025

This statement was filed with the County Clerk of Monterey County on May 21, 2025.

Publication Dates: June 13, 20, 27, July 4, 2025. (PC 623)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251040

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as: **ALEXANDRIA'S CLEANING, 16707 Pickett Lane, Marina, CA 93933**.

County of Principal Place of Business: MONTEREY.

Registered Owner(s):  
ALEXANDRIAN MCDONNELL, 16707 Pickett Lane, Marina, CA 93933.

This business is conducted by an individual.

Registrant commenced to transact business under the fictitious business name or names listed above on June 4, 2025.

S/Alexandria McDonnell

Date signed: June 4, 2025

This statement was filed with the County Clerk of Monterey County on June 4, 2025.

Publication Dates: June 13, 20, 27, July 4, 2025 (PC 624)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20250997

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as:  
**1. BRADLEY ADVOCACY**  
**2. SOFT LIFE SESSIONS**  
**8 San Antonio Circle, Apt. 15, Salinas, CA 93901**.

County of Principal Place of Business: MONTEREY.

Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:  
BRADLEY ADVOCACY LLC, 820 Park Row #304, Salinas, CA 93901.

State of Inc./Org./Reg.: CA

This business is conducted by a limited liability company.

Registrant commenced to transact business

legals@carmelpinecone.com

A.P.N.: 001-026-011-000 File # 15953552 T.S. No.: 25-14308-168 Loan No.: \*\*\*\*\*0001

**Notice of Unified Trustee's Sale Notice:** There is a summary of the information in this document attached\* [\*Pursuant to civil code§ 2923.3(a), the summary of information referred to above is not attached to the recorded copy of this document, but only to the copies provided to trustor.] You are in default under a deed of trust dated 9/16/2019. Unless you take action to protect your property, it may be sold at a public sale. If you need an explanation of the nature of the proceedings against you, you should contact a lawyer. A public auction sale to the highest bidder for cash, 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 under and pursuant to a 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 interest 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 publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Original Trustor(s): Fabrice L. Rondia, an unmarried man Duly Appointed Trnstee: WT Capital Lender Services, a California corporation Recorded 10/11/2019 as Document No. 2019046821, of Official Records in the Office of the Recorder of Monterey County, California Date of Sale: 7/22/2025, at 10:00 AM Place of Sale: At the main entrance to the County Administration Building, 168 W. Alisal Street, Salinas, Ca 93901 Amount of unpaid balance and other charges: \$1,322,030.70 Estimated Accrued interest and additional advances, if any, will increase this figure prior to sale. Street Address or other common designation of real property: 419 Wave Street, Monterey, Ca 93940 A.P.N.: 001-026-011-000 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code section 9604, et seq., and to include in the non-judicial foreclosure of the real property interest described in the Notice of Default and Election to Sell Under Deed of Trust, all of the personal property and fixtures, together with replacements and proceeds, if applicable, described in the security agreement, dated 9/16/2019, and UCC Financing Statement in favor of Monterey County Bank, filed with the Official Records of the Secretary of State, State of California, on 10/15/2019, as Filing No. 19-7740590214 as continued in a UCC Financing Statement Amendment filed with the Official Records of the Secretary of State, State of California, on 9/27/2024, as Filing No. U240075695629, and also recorded in Official Records in the Office of the Recorder of Monterey County, on 10/11/2019 as Instrument No. 2019046824 as continued in a UCC Financing Statement Amendment recorded in Official Records in the Office of the Recorder of Monterey County, on 10/11/2024 as Instrument No. 2024038454 between the original trustor and the original beneficiary, as it may have been amended from time to time, and pursuant to any other instruments between the trustor, Belgian Pacific, LLC and beneficiary referencing a security interest in personal property. Beneficiary reserves its right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at Beneficiary's sole election, from time to time and at any time until the consummation of the Trustee's Sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. A description of the personal property, which was given as security for trustor's obligation is: All Equipment, Fixtures, Inventory, Accounts, Right to Set Off, Instruments. Chattel Paper, Furniture, General Intangibles and Machinery, cash proceeds received from the sale of any liquor license, cash proceeds received from the sale, exchange, collection or other disposition of the aforesaid property and fixtures now owned; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds (including insurance, general intangibles and other account proceeds). All accessions, attachments, accessories. tools, parts, supplies, replacements of and additions to any of the collateral described herein. All products and produce of any of the property described. All accounts, general intangibles, instruments, rents, monies, payments, and all other rights, arising out of sale, lease, consignment or other disposition of any of the property described. All proceeds (including insurance proceeds) from the sale, destruction, loss or other disposition of any of the property in this section, and sums due from a third party who has damaged or destroyed the Collateral or from that party's insurer, whether due to judgment, settlement or other process. All records and data relating to any of the property described whether in the form of a writing, photograph, microfilm, microfiche, or electronic media, together with all of Grantor's right, title and interest in and to all computer software required to utilize, create, maintain, and process any such records or data on electronic media. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is, where is". You have the right to request an accounting of the unpaid indebtedness secured by the property being sold. You may submit your request to the address listed below. The charge for this request is \$30.00. You may be liable for any deficiency if the secured obligation is not paid in full. The beneficiary under said Deed of Trust and Security Agreement heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located and more than three months have elapsed since such recordation. In the event that the Deed of Trust described in this Notice of Trustee's Sale is secured by real property containing one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f. 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 to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, 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. Bidders at the trustee auction must make cashier's checks payable to WT Capital. Third party cashier's checks will not be accepted. 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 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 559-228-8393 or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 25-14308-168. 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 website. **The best way to verify postponement information is to attend the scheduled sale. Notice to tenant: Effective January 1, 2021**, 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 "eligible 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 (559) 228-8393**, or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 25-14308-168 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 intent to place a bid so that 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. Dated: June 20, 2025 WT Capital Lender Services, a California corporation 7522 North Colonial Avenue, Suite 111 Fresno, California 93711 (559) 228-8393 WTCap.com By Nate Kucera Chief Executive Officer (IFS# 39726 06/27/25, 07/04/25, 07/11/25)

Publication date: June 27, July 4, 11, 2025 (PC663)

under the fictitious business name or names listed above on May 29, 2025.

S/Leah Oswinn, Managing Member

Date: May 29, 2025

This statement was filed with the County Clerk of Monterey County on May 29, 2025.

Publication Dates: June 13, 20, 27, July 4, 2025. (PC 625)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251028

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as: **ACOUSTIC HEALING, 1 West Carmel Valley Road, Carmel Valley, California 93924**.

County of Principal Place of Business: MONTEREY.

Registered Owner(s):  
DAVID EDWARD VILLAREAL, P.O. Box 992, Carmel Valley, California 93924.

This business is conducted by an individual.

Registrant commenced to transact business under the fictitious business name or names listed above on N/A.

S/David Edward Villareal

Date signed: June 3, 2025

This statement was filed with the County Clerk of Monterey County on June 3, 2025.

Publication Dates: June 13, 20, 27, July 4, 2025 (PC 626)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251056

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as: **PACIFIC EVOLUTION, 480 Cranford Road, Salinas, California 93907**.

County of Principal Place of Business: MONTEREY.

Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:  
PACIFIC EVOLUTION, LLC, P.O. Box 3823, Salinas, California 93912.

State of Inc./Org./Reg.: CA

This business is conducted by a limited liability company.

Registrant commenced to transact business under the fictitious business name or names listed above on June 1, 2025.

S/Juanita Perea, Member

Date: June 5, 2025

This statement was filed with the County Clerk of Monterey County on June 5, 2025.

Publication Dates: June 13, 20, 27, July 4, 2025. (PC 627)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20250804

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as:  
**1. DENTAQUEST**  
**2. DENTAQUEST OF CALIFORNIA**  
**23291 Mill Creek Dr., Laguna Hills, CA**

92653.

County of Principal Place of Business: ORANGE.

Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:  
CALIFORNIA DENTAL NETWORK, INC., 96 Worcester Street, Wellesley Hills, MA 02481.

State of Inc./Org./Reg.: California

This business is conducted by a corporation.

Registrant commenced to transact business under the fictitious business name or names listed above on N/A.

S/Colleen Kallas, Secretary

Date: April 28, 2025

This statement was filed with the County Clerk of Monterey County on April 29, 2025.

Publication Dates: June 13, 20, 27, July 4, 2025. (PC 628)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251058

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as: **C & H TRANSPORT, 609 Sycamore St., King City, CA 93930**.

County of Principal Place of Business: MONTEREY.

Registered Owner(s):  
SERGIO CARRASCO TRUJILLO.

This business is conducted by an individual.

Registrant commenced to transact business under the fictitious business name or names listed above on N/A.

S/Sergio Carrasco Trujillo

Date signed: June 5, 2025

This statement was filed with the County Clerk of Monterey County on June 5, 2025.

Publication Dates: June 13, 20, 27, July 4, 2025 (PC 629)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20250886

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as: **EMPOWER SPEECH THERAPY MONTEREY, 140 W. Franklin St., Ste. 203 #151, Monterey, CA 93940**.

County of Principal Place of Business: MONTEREY.

Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:  
EMPOWER SPEECH THERAPY MONTEREY, INC.

State of Inc./Org./Reg.: CA

This business is conducted by a corporation.

Registrant commenced to transact business

under the fictitious business name or names listed above on April 19, 2025.

S/Wendy McDonald, President

Date: May 9, 2025

This statement was filed with the County Clerk of Monterey County on May 9, 2025.

Publication Dates: June 13, 20, 27, July 4, 2025. (PC 630)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20250983

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as: **CENTRAL COAST BUILDER, 652 Barth Ct., Marina, CA 93933**.

County of Principal Place of Business: MONTEREY.

Registered Owner(s):  
DAVID RAMOS GAMBOA, 652 Barth Ct., Marina, CA 93933.

This business is conducted by an individual.

Registrant commenced to transact business under the fictitious business name or names listed above on May 22, 2025.

S/David Ramos Gamboa

Date signed: May 28, 2025

This statement was filed with the County Clerk of Monterey County on May 28, 2025.

Publication Dates: June 13, 20, 27, July 4, 2025 (PC 631)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251032

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as: **TWENTY DOLLAR TIRE CHANGE, 18505 Kennedy Street, Salinas, CA 93906**.

County of Principal Place of Business: MONTEREY.

Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:  
RAT WORLD ENTERPRISE LLC.

State of Inc./Org./Reg.: CA

This business is conducted by a limited liability company.

Registrant commenced to transact business under the fictitious business name or names listed above on June 3, 2025.

S/Joey Arthur Garcia, Managing Member

Date: June 3, 2025

This statement was filed with the County Clerk of Monterey County on June 3, 2025.

Publication Dates: June 13, 20, 27, July 4, 2025. (PC 634)

Help protect The Pine Cone’s future —  
Subscribe • Read • Advertise

File # 15953685 T.S. No.: 25-14314-181 Notice of Trustee's Sale Deed of Trust and Assignment of Rents (hereinafter referred to as 'Deed of Trust') You are in default under a deed of trust dated 8/30/2018. Unless you take action 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, 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 under and pursuant to a 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 interest 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 publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Original Trustor(s): Sharon A. Regan, Trustee of The Sharon Regan Living Trust UAD 10/07/2005 Duly Appointed Trustee: WT Capital Lender Services, a California corporation Recorded 8/31/2018, as Instrument No. 2018038709 of Official Records in the office of the Recorder of Monterey County, California Date of Sale: 7/24/2025 at 10:00 AM Place of Sale: At the main entrance to the County administration building, 168 W. Alisal Street, Salinas, Ca 93901 Amount of unpaid balance and other charges: \$550,836.39 Estimated Street Address or other common designation of real property: None given: Directions to said property may be obtained by submitting a written request within ten (10) business days of the first publication to: Theodore Richter, c/o WT Capital, 7522 North Colonial Avenue, Suite 111, Fresno, Ca 93711. Legal Description: The land referred to is situated in the unincorporated area of the County of Monterey, State of California, and is described as follows: Parcel One: All that certain real property situated in Rancho San Jose Y Chiquito, County of Monterey, State of California, particularly described as follows: Beginning at the most westerly corner of that certain parcel of land described in that certain grant deed executed by M. Michael Meheen in favor of Sharon Ann Regan dated December 10, 1993, and recorded January 6, 1994 in reel 3049 at page 1060, records of Monterey County, California; running thence along the southwesterly line of said parcel 1. South 44° 37' 30" east 825.00 feet to the most southerly corner of that certain parcel of land Described in that certain grant deed executed by M. Michael Meheen in favor of Sharon Ann Regan dated May 1, 1996 and recorded June 11, 1996 in reel 3382, page 60, records of Monterey County, California; Thence along the southeasterly boundary of last said land 2. North 45° 22' 30" east 211.17 feet; thence northwesterly through above two (2) said lands 3. North 33° 44' 23" west, 224.08 feet; thence northwesterly through said 1993 granted lands 4. North 56° 58' 54" west 113.84 feet; thence southwesterly 5. South 62° 00' 34" west 186.95 feet; thence northwesterly through last said lands 6. North 44° 37' 30" west 440.24 feet to a point on the northwesterly boundary of last said lands; thence along said northwesterly boundary 7. South 45° 22' 30" west 50.00 feet to the point of beginning. The above description is pursuant to that certain certificate of compliance recorded March 7, 2018, in official records under recorder's serial number 2018009509. Parcel Two: The rights, rights of way and easements as described in the agreement by and between Eunice A. Riley, et al., dated January 24, 1950, recorded February 27, 1950, in book 1196, page 468, official records of Monterey County, California. A.P.N.: 243-112-030-000 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 sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. In the event that the Deed of Trust described in this Notice of Trustee's Sale is secured by real property containing one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f. 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 to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, 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. Bidders at the trustee auction must make cashier's checks payable to WT Capital. Third party cashier's checks will not be accepted. 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 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 559-228-8393 or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 25-14314-181. 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 website. The best way to verify postponement information is to attend the scheduled sale. Notice to tenant: Effective January 1, 2021, 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 "eligible 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 (559) 228-8393**, or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 25-14314-181 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 intent to place a bid so that 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: June 30, 2025 WT Capital Lender Services, a California corporation 7522 North Colonial Avenue, Suite 111 Fresno, California 93711 (559) 228-8393 WTCap.com By Nate Kucera, Chief Executive Officer (IFS# 39845 07/04/25, 07/11/25, 07/18/25)

Publication dates: July 4, 11, 18, 2025 (PC715)



PUBLIC NOTICES

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251044  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **SC CONSULTING, 15870 Faith Pl., Royal Oaks, CA 95076.**  
County of Principal Place of Business: MONTEREY.  
Registered Owner(s): SAMANTHA CORIN CARAPINHA, 15870 Faith Pl., Royal Oaks, CA 95076.  
This business is conducted by an individual.

Registrant commenced to transact business under the fictitious business name or names listed above on May 23, 2025.  
S/ Samantha Carapinha  
Date signed: June 4, 2025  
This statement was filed with the County Clerk of Monterey County on June 4, 2025.  
Publication Dates: June 13, 20, 27, July 4, 2025 (PC 636)

**HTTPS://CARMELPINECONE.COM**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251003  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **PERFECTLY PRESSED, 491 Alvarado St., Monterey, CA 93940.**  
County of Principal Place of Business: MONTEREY.  
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.: PERFECTLY PRESSED NATURALS, P.O. Box 6203, Carmel, CA 93921.

State of Inc./Org./Reg.: CA  
This business is conducted by a corporation.  
Registrant commenced to transact business under the fictitious business name or names listed above on Nov. 1, 2018.  
S/ Alex McCloskey, President  
Date: May 30, 2025  
This statement was filed with the County Clerk of Monterey County on May 30, 2025.  
Publication Dates: June 13, 20, 27, July 4, 2025. (PC 637)

2025.  
Publication Dates: June 20, 27, July 4, 11, 2025 (PC 646)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20250881  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **NOVEMBER RANCH, 38611 Madrone Road, Carmel Valley, CA 93924.**  
County of Principal Place of Business: MONTEREY.  
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.: SECCOMBE HOMES INC., P.O. Box 221454, Carmel, CA 93922.  
State of Inc./Org./Reg.: Colorado  
This business is conducted by a corporation.  
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
S/ Alfred Seccombe, President  
Date: April 16, 2025  
This statement was filed with the County Clerk of Monterey County on May 8, 2025.  
Publication Dates: June 20, 27, July 4, 11, 2025. (PC 647)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20250985  
The following person(s) is(are) doing business as: **WESTERN FUELS MANAGEMENT, 2455 TUCKAHOE TER, WATSONVILLE, CA 95076,** County of MONTEREY  
Registered Owner(s): RICHARD ALEXANDER SWITZER  
This business is conducted by AN INDIVIDUAL  
Registrant commenced to transact business under the fictitious business name listed above on NOT APPLICABLE  
S/ RICHARD ALEXANDER SWITZER  
This statement was filed with the County Clerk of Monterey County on 5/28/2025 6/20, 6/27, 7/4, 7/11/25  
**CNS-3937901# CARMEL PINE CONE**  
Publication Dates: June 20, 27, July 4, 11, 2025. (PC 649)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251067  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as:  
**1. ENGEL & VOLKERS CARMEL**  
**2. ENGEL & VOLKERS CARMEL**  
**3636 East Coast Hwy., Corona Del Mar, CA 92625.**  
County of Principal Place of Business: MONTEREY.  
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.: SFRE CARMEL INC., P.O. Box 680717, Park City, UT 84068.  
State of Inc./Org./Reg.: CA  
This business is conducted by a corporation.  
Registrant commenced to transact business under the fictitious business name or names listed above on May 23, 2025.  
S/ Paul Benson, CEO  
Date: May 27, 2025  
This statement was filed with the County Clerk of Monterey County on June 9, 2025.  
Publication Dates: June 20, 27, July 4, 11, 2025. (PC 650)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20250921  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **MONTEREY MARGARITA COMPANY BARTENDING SERVICES, 1172 S. Main St. #175, Salinas, CA 93901.**  
County of Principal Place of Business: MONTEREY.  
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.: MONTEREY MARGARITA COMPANY, LLC, 1172 S. Main Street #175, Salinas, CA 93901.  
State of Inc./Org./Reg.: CA  
This business is conducted by a limited liability company.  
Registrant commenced to transact business under the fictitious business name or names listed above on May 3, 2025.  
S/ Gary B. Miller, Manager  
Date: May 15, 2025  
This statement was filed with the County Clerk of Monterey County on May 15, 2025.  
Publication Dates: June 20, 27, July 4, 11, 2025. (PC 651)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20250987  
The following person(s) is(are) doing business as: **CROWN & BLADE, 1102 FOREST AVE, PACIFIC GROVE, CA 93950,** County of MONTEREY  
Registered Owner(s): ALFRED D. GONZALEZ, 1102 FOREST AVE, PACIFIC GROVE, CA 93950  
This business is conducted by AN INDIVIDUAL  
Registrant commenced to transact business under the fictitious business name listed above on NOT APPLICABLE  
S/ ALFRED D. GONZALEZ  
This statement was filed with the County Clerk of Monterey County on 05/28/2025 6/20, 6/27, 7/4, 7/11/25  
**CNS-3937886# CARMEL PINE CONE**  
Publication Dates: June 20, 27, July 4, 11, 2025. (PC 648)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251093  
The following person(s) is(are) doing business as: **ENVIOSPATODOS, 133 E Alisal St., Salinas, CA. 93901.**  
County of Principal Place of Business: MONTEREY.  
Registered Owner(s): Angelica Hernandez Munoz, 210 Archer St., Salinas, CA. 93901.  
This business is conducted by an individual  
Registrant commenced to transact business under the fictitious business name listed above on 01/12/2022  
S/ Angelica Hernandez  
Date: June 13, 2025  
This statement was filed with the County Clerk of Monterey County on 06/13/25  
Publication Dates: June 20, 27, July 4, 11, 2025. (PC 652)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251004  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **THE INTENTION, 1308 Walker Dr., Soledad, CA. 93960,** County of Prin-

cipal Place of Business: MONTEREY.  
Name of Individual(s) Registrant: Candy Meraz Arevalo, 1308 Walker Dr., Soledad, CA. 93960.  
Fabiola Arevalo, 1308 Walker Dr., Soledad, CA. 93960  
This business is conducted by a married couple.  
Registrant commenced to transact business under the fictitious business name or names listed above on May 30, 2025.  
S/ Candy Arevalo  
Date: May 30, 2025  
This statement was filed with the County Clerk of Monterey County on May 30, 2025.  
Publication Dates: June 27, July 4, 11, 18, 2025. (PC 659)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251144  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **BROWS BY NEENEE, 326 Reservation Rd. Suite i 1, Marina, CA. 93933.**  
County of Principal Place of Business: MONTEREY.  
Name of Individual(s) Registrant: Dennise Jackson, 326 Reservation Rd. Suite i 1, Marina, CA. 93933.  
This business is conducted by an individual.  
Registrant commenced to transact business under the fictitious business name or names listed above on June 16, 2025.  
S/ Dennise Jackson  
Date: June 23, 2025  
This statement was filed with the County Clerk of Monterey County on June 23, 2025.  
Publication Dates: June 27, July 4, 11, 18, 2025. (PC 661)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251117  
Filing type: NEW FILING with changes.  
The following person(s) is (are) doing business as: **CARMEL AREA RESERVATION SERVICE, 20551 Kincannon Rd., Carmel Valley, CA. 93924,** County of Principal Place of Business: MONTEREY.  
Name of Individual(s) Registrant: Suzanne E. Gravelle, 225 Crossroads Blvd., #180, Carmel, CA. 93923.  
This business is conducted by an individual.  
Registrant commenced to transact business under the fictitious business name or names listed above on October 1, 2003.  
S/ Suzanne E. Gravelle  
Date: June 6, 2025  
This statement was filed with the County Clerk of Monterey County on June 17, 2025.  
Publication Dates: June 27, July 4, 11, 18, 2025. (PC 658)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251149  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **FROZEN ATOMS, 769 Northridge Mall, Salinas, CA. 93906,** County of Principal Place of Business: MONTEREY.  
Name of Individual(s) Registrant: Awad Adel Ali Alsofi, 207 Moreno St., Greenfield, CA. 93927.  
This business is conducted by an individual.  
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
S/ Awad Alsofi  
Date: June 23, 2025  
This statement was filed with the County Clerk of Monterey County on June 23, 2025.  
Publication Dates: June 27, July 4, 11, 18, 2025. (PC 662)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251154  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **YOGA SALINAS LLC, 44 Plaza Circle, Salinas, CA. 93901,** County of Principal Place of Business: MONTEREY.  
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.: YOGA SALINAS LLC, 544 Archer St., Salinas, CA. 93901.  
This business is conducted by a limited liability company.  
Registrant commenced to transact business under the fictitious business name or names listed above on June 24, 2025.  
S/ Audrey Honeycutt, CEO  
Date: June 24, 2025  
This statement was filed with the County Clerk of Monterey County on June 24, 2025.  
Publication Dates: June 27, July 4, 11, 18, 2025. (PC 666)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251063  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **ANTOJITOS EL SAZON, 239 Cherry Dr., Salinas, CA. 93901,** County of Principal Place of Business: MONTEREY.  
Name of individual registrant, Maria Sofia Raya Anguiano, Juan Manuel Alvarado Corona, P.O. Box 662, Salinas, CA. 93902.  
This business is conducted by a married couple.  
Registrant commenced to transact business under the fictitious business name or names listed above on October 23, 2023.  
S/ Maria Sofia Raya Anguiano  
Date: June 9, 2025  
This statement was filed with the County Clerk of Monterey County on June 9, 2025.  
Publication Dates: June 27, July 4, 11, 18, 2025. (PC 665)

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20251072  
Filing type: NEW FILING.  
The following person(s) is (are) doing business as: **CANDY FLOWERS, 35 River Rd., Gonzales, CA. 93926** County of Principal Place of Business: MONTEREY.  
Name of individual registrant, Candelaria Gomez, P.O. Box 1931, Gonzales, CA. 93926.  
This business is conducted by an individual.  
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
S/ Candelaria Gomez  
Date: June 9, 2025  
This statement was filed with the County Clerk of Monterey County on June 9, 2025.  
Publication Dates: June 27, July 4, 11, 18, 2025. (PC 667)

BE PREPARED FOR  
EMERGENCIES  
alertmontereycounty.org

**NOTICE OF TRUSTEE'S SALE** TS No. **CA-24-984063-BF** Order No.: **240046891-CA-VOO YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/10/2005. UNLESS YOU TAKE ACTION 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, cashier's check drawn on a state or national bank, check drawn by 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 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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 interest 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 publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **ROSANNE MAYHEW, AN UNMARRIED WOMAN** Recorded: **6/16/2005** as Instrument No. **2005060867** of Official Records in the office of the Recorder of **MONTEREY** County, California; Date of Sale: **6/24/2025 at 10:00 AM** Place of Sale: **At the main entrance to the County Administration Building, located at 168 W. Alisal Street, Salinas, CA 93901** Amount of unpaid balance and other charges: **\$800,957.90** The purported property address is: **109 PINE WAY, CARMEL, CA 93923-9603** Assessor's Parcel No.: **241-123-008-000** **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 to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, 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. **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 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** for information regarding the trustee's sale or visit this internet website **http://www.qualityloan.com**, using the file number assigned to this foreclosure by the Trustee: **CA-24-984063-BF**. 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 website. The best way to verify postponement 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 "eligible 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 **619-645-7711**, or visit this internet website **http://www.qualityloan.com**, using the file number assigned to this foreclosure by the Trustee: **CA-24-984063-BF** 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 intent to place a bid so that 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. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-984063-BF and call (866) 645-7711 or login to: **http://www.qualityloan.com**. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711** For **NON SALE** information only Sale Line: **916-939-0772** Or Login to: **http://www.qualityloan.com** Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext **5318** QUALITY LOAN SERVICE CORPORATION TS No.: **CA-24-984063-BF** IDSPub #0248370 5/30/2025 6/6/2025  
Publication dates: June 20, 27, July 4, 11, 2025 (PC654)

**ORDINANCE NO. 2025-02**  
AN ORDINANCE ESTABLISHING SEWER SERVICE CHARGES FOR FISCAL YEAR 2025-2026 AND THEREAFTER, PROVIDING FOR THE COLLECTION OF SUCH CHARGES ON THE TAX ROLL, AND PROVIDING FURTHER THAT THIS ORDINANCE AND THE CHARGES ESTABLISHED HEREBY AND THE TAX COLLECTION PROCEDURE SELECTED HEREIN SHALL REMAIN IN EFFECT UNTIL EITHER THE SAID CHARGES ARE REVISED OR THIS ORDINANCE IS OTHERWISE AMENDED OR REPEALED  
-o-o-  
THE BOARD OF DIRECTORS OF THE CARMEL AREA WASTEWATER DISTRICT (DISTRICT) DOES ORDAIN AS FOLLOWS:  
1. **Sewer Service Charges.** Sewer service charges for services rendered are hereby adopted and levied upon all fiscal years hereafter until the charges established herein are modified or this ordinance is repealed, at the same rates set forth on Exhibit "A" which is attached hereto and incorporated herein by this reference thereto.  
2. **Collection on Tax Roll.** Pursuant to California Health and Safety Code §5473, the District hereby elects to have the aforesaid sewer service charges for services rendered by the District collected on the tax roll in the same general manner, by the same persons and at the same time as the collection of general property taxes by the County of Monterey.  
3. **Duration.** This ordinance, the service charges established hereby and the collection procedure elected herein shall continue in full force and effect until either: a) the said sewer service charges are revised, or b) this ordinance is otherwise specifically amended or repealed.  
4. **Publication.** Following adoption, this ordinance shall be published once in a newspaper published in the District.  
5. **Effective Date.** This ordinance shall take effect and be in force one (1) week after the date it is published in the newspaper, or July 1, 2025, whichever is later.  
  
PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Carmel Area Wastewater District duly held on June 26, 2025, by the following vote:  
AYES: BOARD MEMBERS: PRESIDENT WHITE, DIRECTORS: COLE, IONERGAN, URQUHART  
NOES: BOARD MEMBERS: DIRECTOR SIEGFRIED  
(s)Ken White, President of the Board  
Attest: Domine Barringer, Secretary of the Board  
  
Publication Dates:  
July 4th & July 11th  
  
**Exhibit "A"**  
Sewer User Fees Effective July 1, 2025  

User Category	Units	Annual Rate
Bakery	Location	\$3,395.32
Bar	Location	\$1,527.14
Beauty Salon	Location	\$1,290.80
Business/Govt./Retail	Per 10 Employees*	\$594.20
Camera/Photo	Location	\$768.28
Church/Synagogue/Mission	Location	\$864.84
Conv. Hospital	Per Bed	\$456.84
Dental Office	Per Dentist	\$901.16
Gym/Health Spa	Location	\$1,130.44
Hotel/Motel	Per Room	\$461.36
Laundromats	Per Machine	\$1,118.72
Laundry	Location	\$3,750.68
Market	Location	\$1,677.24
Medical Office	Per Physician	\$440.50
Residential	Dwelling Unit	\$952.82
Restaurants	Seat/Meal**	\$68.04
Schools	Population	\$41.38
Service Stations	Per Pump	\$2,838.54
Supermarkets	Location	\$23,282.90
Veterinary Offices	Location	\$2,207.88
Animal Hospital & Boarding	Location	\$6,251.90
Special/Unlisted Users \$/Flow	Characteristics ***	\$892.50

\* Each business is counted separately. For 1-10 employee it is counted as 1 unit. For 11-20 it is counted as two units. And so on. For the purposes of this model part-time employees are counted as 4:1

\*\* Customer seats are multiplied by the number of meal periods (breakfast, lunch, dinner) serviced times two. The rate model assumes a seat will turn over twice during any meal period.

\*\*\* Special/Unlisted users are assessed rates based on their loadings for Bio-chemical Oxygen Demand (BOD), Suspended Solids (SS), and Flow (millions of gallons) multiplied by the following unit rates: \$1.729770691/lb of BOD; \$0.98753117/lb of SS; \$12,953.98/MG of flow

The Carmel Area Wastewater District collects, treats and disposes of wastewater from more than 6,500 residential and commercial connections in Carmel and surrounding areas and portions of lower Carmel Valley.

The fixed rate user fees include funds required for current operation and maintenance costs.  
Publication dates: July 4 and 11, 2025 (PC714)

legals@carmelpinecone.com

**NOTICE TO BIDDERS**  
**BID NO. 25-01**  
**SOLAR POWER PROJECT**  
**The Santa Lucia Community Services District**

**NOTICE IS HEREBY GIVEN** that the Board of Directors of the Santa Lucia Community Services District ("District") hereby calls for sealed bid proposals to be received by the General Manager of the District, at the Gate House, One Rancho San Carlos Road, Carmel, California 93923 on or before **Thursday, July 11th, 2025** at 5:00 PM, U.S. Pacific Time Zone, verified at [www.time.gov](http://www.time.gov).  
  
**SCOPE OF WORK:** The SLCSO is issuing this Request for Proposals (RFP) to design, permit, procure the inverters and balance of systems, and construct a solar photovoltaic (PV) system with a system size of 138 kW (DC) to fulfill a reserved Net Energy Metering 2.0 (NEM2) interconnection with PG&E. The system must be installed and interconnected by **April 2026** to preserve NEM2 eligibility. SLCSO has already procured the photovoltaic panels.  
  
All bids will include delivery to above address and all appropriate sales tax, etc. for Monterey Co.  
  
**SITE TOUR**  
A site tour can be arranged **prior to July 3rd at 3 pm** by request of the General Manager 831-620-6791, or Public Works Director Aaron Dula at [adula@santaluciapreserve.com](mailto:adula@santaluciapreserve.com)  
  
**The bid envelope is to be addressed to:** "Sealed Bid – Bid No. 25-01 – SOLAR POWER PROJECT, Santa Lucia Community Services District, Attn: General Manager Shaw Pick, Gate House, One Rancho San Carlos Road, Carmel, California 93923."  
  
**Bid Opening.** At 5:00 pm July 11, 2025 the Bid Proposals will be taken by General Manager Shaw Pick, or authorized District representative, opened and publicly read. All bids received after this time will be returned unopened. The bids, together with a report of the bidders and the respective amounts of the bids, will be presented to the Board of Directors of the Santa Lucia Community Services District.  
All questions regarding the RFP should be presented in writing to: Santa Lucia Community Services District  
Attn: Shaw S. Pick  
1 Rancho San Carlos Road  
Carmel, CA 93923  
Email: [spick@santaluciapreserve.com](mailto:spick@santaluciapreserve.com)  
Questions must be received by 5:00 pm on July 7th, 2025.  
  
**The RFP** may be obtained by email request at: [csd@santaluciapreserve.com](mailto:csd@santaluciapreserve.com).  
  
**Prevailing Wage Rates.** This Project is subject to the prevailing wage requirements applicable in Monterey County for each craft, classification or type of worker needed to perform the work, including employer payments for health and welfare, pension, vacation, apprenticeship and similar purposes. These prevailing wage rates are available online at <http://www.dir.ca.gov/DLSR>. The Contract will be subject to compliance monitoring and enforcement by the California Department of Industrial Relations, pursuant to Labor Code Section 1771.4.  
  
**Nondiscrimination.** This Contract is subject to state contract nondiscrimination and compliance requirements pursuant to the Government Code, Section 12990.  
  
**Addenda.** Any addenda issued prior to the bid opening shall constitute part of the Contract Documents. Subject to the limitations of Public Contract Code Section 4104.5, District reserves the right to issue addenda prior to bid time.  
  
The Board reserves the right to reject any and all bids and any or all items of such bids and to waive any informality or irregularity in any bid, but if the bids are accepted the contract for the work will be let to the lowest responsive and responsible bidder.  
  
  
Date of Publication: June 20, 27 and July 4, 2025.  
  
By order of the Board of Directors of the Santa Lucia Community Service District.  
State of California  

Publication dates:  
June 20, 27, July 4, 2025  
(PC656)



# MORE SALES

From page 16RE

## Pacific Grove

**1205 Shafter Avenue — \$840,000**

Caprice Russel to Steven Ibrahim  
APN: 007-563-015

**230 Gibson Avenue — \$890,000**

Fiona McDonough to Erica and William Gamecho  
APN: 006-524-010

**636 Spazier Street — \$2,100,000**

Debora Sanders to Claudette Gamache  
APN: 006-651-011

## Pebble Beach

**85 Ocean Pines Lane — \$1,340,000**

Hampton and Patricia Stewart to Donna Archer  
APN: 008-583-029

**3105 Stevenson Drive — \$3,315,000**

Quantix Real Estate Group LLC to Jeremy and Whitney Beaver  
APN: 007-422-022

## Seaside

**1285 Harcourt Avenue — \$680,000**

Estate of Marlene Philbrick to Richard and Theodora Hellam  
APN: 012-342-016

**1037 Highlander Drive — \$710,000**



636 Spazier Street, Pacific Grove — \$2,100,000

William Bowditch to Sheila Horton  
APN: 012-453-069

**1870 Andrew Court — \$795,000**

Anne Warner to Nicole Vezilich and Jessica Wheelis  
APN: 011-482-031

**1920 Grandview Street — \$935,000**

Aaron and Amanda Pfeil to Hunter and Ashley Niemiec  
APN: 011-094-019

**1071 Madrid Court — \$1,050,000**

Ashley Wayland to Pablo Morales and Mariela Arango  
APN: 012-431-056

**2080 Mendocino Street — \$1,060,000**



24410 S. San Luis Avenue, Carmel — \$4,235,000

Carlo Grossman and Placido Domingo Family Trust to Eric Holk  
APN: 011-052-002

**1585 Ord Grove Avenue — \$1,150,000**

Vincent Machi to Timothy Carroll and Jennie Lei  
APN: 011-043-012

**1st Avenue — \$6,000,000**

City of Seaside to KB Bakewell Seaside Venture II LLC  
APN: 031-154-001

*The Pine Cone prints all Monterey Peninsula real estate sales shown on recorded deeds, and we do not omit sales for any reason. For more on our home sales policy, please go to [pineconearchive.com/homesalespolicy.html](http://pineconearchive.com/homesalespolicy.html).*

BEN ZOLLER | Producing Remarkable Results

FEATURED *Luxury* LISTINGS

A RARE OPPORTUNITY FOR MONTEREA LUXURY LIVING



4 Beds, 4+ Baths ♦ \$6,895,000 ♦ 8220Manjares.com

Co-Listed with SHELLY MITCHELL LYNCH DRE#01217466 & COURTNEY JONES DRE#01806907

PRIVATE MONTEREA RANCH ESTATE



\$5,695,000 ♦ 7595PaseoVista.com

CARMEL VALLEY RANCH TOWNHOUSE



\$2,150,000 ♦ 28092BarnWay.com



BEN ZOLLER 831.595.0676

BenZollerProperties.com

Ben@CarmelRealtyCompany.com

REALTOR\* | DRE# 01281521

CARMEL REALTY COMPANY

ESTABLISHED 1913

BOARD OF REGENTS

WHO'S WHO IN CARMEL VALLEY

Concours

WEEK

Publication Dates: August 8 & 15, 2025



Call your Sales Representative today.

Jung (831) 274-8646 | [jung@carmelpinecone.com](mailto:jung@carmelpinecone.com)

We have 24,500 subscribers to our online edition  
plus 18,500 copies in print.

PINE CONE PRESTIGE REAL ESTATE CLASSIFIEDS

OFFICE SUITES

PRIME CARMEL LOCATION FOR MEDICAL PROFESSIONAL

2 office suites available. Waiting rooms, bathrooms, 3 exam/coun-  
selling rooms. Ideal for medical office, clinic, or wellness center. Chuck  
Drake, Mahoney & Associates [cdrake@mahoneycommercial.com](mailto:cdrake@mahoneycommercial.com) |  
831.601.7755 | DRE# 01281521 7/25

VACATION RENTALS

CARMEL - beach front, 2bd/  
2ba, beautiful, historic, close in.  
See website:  
[firstcarmelbeachcottage.com](http://firstcarmelbeachcottage.com)

PLACE YOUR  
VACATION RENTAL  
ADS HERE!

ASSOCIATES  
PROPERTY MANAGEMENT • SALES

Furnished &  
Unfurnished Rentals  
831-626-2150  
[www.vk-associates.com](http://www.vk-associates.com)

CALL THE CARMEL PINE  
CONE TO PUBLISH YOUR  
LEGAL NOTICES

You'll be surprised at  
how low our rates are!

For more information please contact:  
Irma Garcia (831) 274-8645  
[irma@carmelpinecone.com](mailto:irma@carmelpinecone.com)

CARMEL REALTY COMPANY  
ESTABLISHED 1913

CURRENTLY SEEKING HOMES  
FOR OUR LONG TERM INVENTORY

Unparalleled marketing, photography and a vast agent network  
translates to attaining the highest market value in the shortest time.

• Professional tenant screening

• Full accounting services

• Licensed and bonded repair and maintenance services

• Properties shown by appointment only by one of our  
rental specialists

• 24 hour emergency answering service

• Servicing all communities in the Peninsula including  
Pebble Beach, Marina, Seaside, Carmel, Carmel Valley,  
Monterey and Pacific Grove

LUXURY VACATION RESIDENCES | LONG TERM RESIDENCES  
ESTATE MANAGEMENT | SPECIAL EVENTS

[www.CarmelRealtyCompany.com](http://www.CarmelRealtyCompany.com)

[Rentals@CarmelRealtyCompany.com](mailto:Rentals@CarmelRealtyCompany.com) ■ 831.622.1000

To advertise in our Real Estate  
Classifieds contact:  
[vanessa@carmelpinecone.com](mailto:vanessa@carmelpinecone.com)  
Deadline: Tuesday 3PM

*PineCone Properties, Inc.*

Property Management is our only Business...  
Professional Services for Discerning Owners!

831-626-2800

[www.pineconerentals.com](http://www.pineconerentals.com)

26615 CARMEL CENTER PLACE ■ SUITE 101 ■ CARMEL

We are pleased to offer a  
Variety of Vacation Homes  
Exceptional Rental Properties  
Long Term or Monthly Rentals  
Furnished or Unfurnished





**1273 Surf Avenue, Pacific Grove**  
4 beds, 3.5 baths • \$6,495,000 • [www.1273SurfAvenue.com](http://www.1273SurfAvenue.com)



**92 Hillview Drive, Danville**  
5 beds, 3 baths • \$2,399,900 • [www.92HillviewDrive.com](http://www.92HillviewDrive.com)



**2999 Bluffs Drive, Marina**  
6 beds, 3.5 baths • \$2,325,000 • [www.2999BluffsDr.com](http://www.2999BluffsDr.com)



**311 Lighthouse Avenue, Pacific Grove**  
4 beds, 2 baths • \$1,845,000 • [www.RareViewProperty.com](http://www.RareViewProperty.com)



**520 Melrose Street, Pacific Grove**  
2 beds, 1 bath • \$1,200,000 • [www.520MelroseStreet.com](http://www.520MelroseStreet.com)



**7 Via Joaquin #10, Monterey**  
2 beds, 2.5 baths • \$1,099,000 • [www.VillaViaJoaquinUnit10.com](http://www.VillaViaJoaquinUnit10.com)



**9500 Center Street #1, Carmel**  
2 beds, 2 baths • \$710,000 • [www.9500CenterStreetUnit1.com](http://www.9500CenterStreetUnit1.com)



**35000 Sky Ranch Road, Carmel Valley**  
10 acres • \$600,000 • [www.35000SkyRanchRoad.com](http://www.35000SkyRanchRoad.com)





LOCAL KNOWLEDGE.



GLOBAL CONNECTIONS.



BIG SUR

[www.BigSurHaven.com](http://www.BigSurHaven.com) | **\$4,750,000**

Located in the heart of Big Sur, close to Ventana, Nepenthe, and Pfeiffer Beach, this stunning 10 acre property with over 1,700 SqFt of living space and an expansive view deck enjoys true panoramic views of the Pacific Ocean and Santa Lucia Mountain Range.



NAPA

[www.MeteorVineyardEstate.com](http://www.MeteorVineyardEstate.com)  
**\$27,000,000**

A one-of-a-kind 34 acre oasis with a 13,250 SqFt postmodern residential compound and 22.58 acre vineyard. *Co-listed with Cyd Greer, DRE#01390876.*



SANTA CRUZ

[www.SantaCruzEstate.com](http://www.SantaCruzEstate.com)  
**\$8,895,000**

Set on 60 private acres, this exceptional gated estate includes a modern Craftsman-style home, cabana, award-winning vineyard and equestrian amenities.



CARMEL HIGHLANDS

[www.CarmelCoastLiving.com](http://www.CarmelCoastLiving.com)  
**\$5,999,000**

Villa Fontana, the former estate of actress Joan Fontaine, is perfectly perched on the hills above the Carmel coastline, boasting sweeping ocean views.



PEBBLE BEACH

[www.PebbleBeachGem.com](http://www.PebbleBeachGem.com)  
**\$5,250,000**

Set in the heart of Pebble Beach on a gated 1.13 acre lot, this spacious 5,503 SqFt retreat offers 6 bedrooms and 4.5 bathrooms.



CARMEL

[www.CarmelLot.com](http://www.CarmelLot.com)  
**\$1,675,000**

Permitted, ready to build gently sloped 9,975 SqFt lot with plans nestled into the natural topography of the peaceful Carmel Woods neighborhood.



CARMEL

[www.CarmelDelMesa.com](http://www.CarmelDelMesa.com)  
**\$1,495,000**

A rare free-standing home in Del Mesa Carmel, this beautifully reimagined 1,852 SqFt residence offers luxurious single-level living and mountain views.