

SECTION RE ■ August 1-7, 2025

Open Houses on page 10RE!

The Carmel Pine Cone

Real Estate



**COLDWELL
BANKER**

■ This week's cover property, located in Pebble Beach,
is presented by Tim Allen of Coldwell Banker
Global Luxury. (See Page 2 RE)

TA

About the Cover

The Carmel Pine Cone

Real Estate

August 1-7, 2025



1246 Portola Rd, Pebble Beach
5 bedrooms | 6.5 bathrooms
6,402sqft | \$18,200,000

Experience timeless French country elegance at this 6,402± sq.ft. estate in Pebble Beach, crafted by Randy Wallis and designed by Jun Sillano of IDG. Set on 1.35 acres with panoramic views from Point Lobos to Point Sur in Big Sur and the coastline in between, this 5-bed, 6.5-bath home offers refined living in a private coastal setting.

This is Pebble Beach Luxury at its finest.

TIMALLENPROPERTIES.COM



Tim Allen
REALTOR
DRE#00891159
831.214.1990
Team@TimAllenProperties.com



Carmel Reads The Pine Cone

Real Estate Sales July 20 - 26

Escrows closed: 33
Total value: \$66,953,000

Carmel

3284 Sycamore Place — \$1,800,000
Katherine Uyeda to Ryan and Jillian Foletta
APN: 009-552-045

24825 Santa Fe Street — \$1,849,000
Virginia Weathers to Forest and Sharon Paul
APN: 009-131-020

Pescadero Road — \$1,850,000
Buckeye Investments Inc. 401K Plan to
Amber Wright
APN: 009-111-014

25984 N. Mesa Drive — \$2,177,000
Michael Lee to Amy and Adam Norvell
APN: 009-271-012



543 Spruce Avenue, Pacific Grove — \$2,000,000

26255 Atherton Drive — \$2,395,000
John Hiestand and Amy Ajello to Robin Robertson
and Heather Taylor
APN: 009-312-021

See **HOME SALES** page 14RE



OPEN SAT & SUN 11-4 | \$2,390,000
Santa Fe 2 NW of 3rd | Carmel
2 beds, 2 baths + bonus room | 1442+/- sq. ft.
Bright | Indoor, outdoor living | Close to town



UNDER CONTRACT

1700 Luxton Street | Seaside | \$685,000
2 beds, 1 bath | 783 sq. ft | Corner Lot
Hardwood floors | Newer roof
Low maintenance yard



Sotheby's
INTERNATIONAL REALTY

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



JUST LISTED to PENDING in 12 Hours!



4154 SUNRIDGE ROAD, PEBBLE BEACH
\$1,699,000
www.4154Sunridge.com



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BoggsTeamRealtors.com



Just Listed | EXPANSIVE OCEAN VIEW HOME IN THE GOLDEN RECTANGLE

Carmelo 5 SE of Ocean Avenue, Carmel-by-the-Sea ♦ 3 Beds, 3 Baths ♦ 2,369 Sq. Ft. ♦ \$5,450,000 ♦ WizardCottage.com



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LISA TALLEY DEAN 831.521.4855
LisaTalleyDeanProperties.com
Broker Associate | DRE#01401218



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THE MONTEREY PENINSULA

LUXURY PROPERTIES



Pebble Beach ■ 8 beds, 9+ baths ■ \$29,000,000 ■ www.BellaVistaPB.com



Carmel Valley ■ 5 beds, 5+ baths ■ \$10,750,000 ■ www.5466QuailWay.com



Carmel ■ 3 beds, 3 baths ■ \$5,450,000 ■ www.WizardCottage.com



Carmel ■ 3 beds, 2 baths ■ \$4,395,000 ■ www.12thAndMonteVerde.com



Pebble Beach ■ 3 beds, 3.5 baths ■ \$3,450,000 ■ www.1424Oleada.com



Pebble Beach ■ 3 beds, 3 baths ■ \$2,700,000 ■ www.1068TheOldDrive.com



Carmel Valley ■ 5 beds, 2.5 baths ■ \$2,395,000 ■ www.175Chaparral.com



Carmel ■ 1 bed, 1 bath ■ \$1,750,000 ■ www.PineCarmel.com



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From page 4A

THURSDAY, JULY 10

Pacific Grove: Vehicles on Morse Drive

FRIDAY, JULY 11

SATURDAY, JULY 12

Carmel-by-the-Sea: Lost/stolen wallet

SUNDAY, JULY 13

Carmel-by-the-Sea: Non-injury hit-and-run accident on Fourth Avenue. Residents had parked their vehicles the night before,

Carmel Valley: Deputies responded to a report of domestic violence on Cañada Drive. Warrant complaint was sought for a 30-year-old male.

MONDAY, JULY 14

Carmel-by-the-Sea: A subject at
See **SHERIFF** page 8RE

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

OPEN HOUSE SAT 2-4
MONTEREY | 44 EL CAMINITO DEL NORTE
44ELCAMINITODELNORTE.COM
OFFERED AT \$1,975,000



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

OPEN SAT & SUN 12-4
CARMEL VALLEY | 9365 LOS PRADOS
9365LOSPRADOS.COM
OFFERED AT \$1,400,000



STEINY FAMILY PROPERTIES

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



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OPEN SUN 2-4 PM

15340 Via Los Tulares, Carmel Valley

4 BD | 3.5 BA | 4,072± SQ. FT. | 2.51± ACRES
\$3,795,000

15340ViaLosTulares.com

Steve Beutel 831.277.1169

License# 01215387

SE Corner Santa Rita & 6th, Carmel

3 BD | 3 BA | 1,598± SQ. FT. | 4,000± SQ. FT. LOT
\$2,799,000

KeepSakeCottageCarmel.com

Gladney Randazzo Team 831.214.2250

License# 01507458 & 01895649



OPEN SAT 1-3 PM



44 El Caminito Del Norte, Monterey

5 BD | 3.5 BA | 4,000± SQ. FT. | 0.72± ACRES
\$1,975,000

44ElCaminitoDelNorte.com

Doug Steiny 831.236.7363

License# 00681652



OPEN SAT & SUN 11-1 PM

27965 Dorris Drive, Carmel Valley

4 BD | 2 BA | 1,837± SQ. FT. | 9,147± SQ. FT. LOT
\$1,799,000

27965DorrisDrive.com

Jacqueline Adams 831.277.0971

License# 01702965

315 Granite Street, Pacific Grove

3 BD | 3 BA | 1,552± SQ. FT. | 3,615± SQ. FT. LOT
\$1,750,000

BlakeRussellRealty.com

Blake Russell 831.917.9886

License# 02188622



OPEN FRI 3-5. SAT & SUN 2-4



OPEN FRI & SAT 12-2

705 Union Street, Pacific Grove

3 BD | 2 BA | 1,448± SQ. FT. | 1,800± SQ. FT. LOT
\$1,595,000

705UnionSt.com

Linda Guy & Joe Gallagher 831.917.1631

License# 00875231 & 01962982



OPEN SAT & SUN 12-4

9365 Los Prados Drive, Carmel

3 BD | 2 BA | 1,648± SQ. FT. | 1.11± ACRES
\$1,400,000

9365LosPrados.com

Doug Steiny 831.236.7363

License# 00681652

1151 Monterey Salinas Highway

3 BD | 2.5 BA | 2,444± SQ. FT. | 0.9± ACRE LOT
\$1,250,000

1151Highway68.com

Susan Cardinale 831.277.7600

License# 02045240



OPEN SUN 1-3 PM



1 Surf Way #228, Monterey

2 BD | 2 BA | 1,023± SQ. FT.
\$1,074,000

1SurfWay228.com

Ryan Melcher 831.521.5024

License# 01897036

When summer’s favorite song is ‘Take me out to the old concert hall’

AT SATURDAY night’s close of the Carmel Bach Festival, I was reminded that the festival and I were embarking on our 89th seasons. Although we were born more than 2,500 miles apart, it was inevitable that we would come together when I moved to the Monterey Peninsula. You might say our relationship was pre-ordained

due to my love for baseball. Classical music purists will scoff at any connection between them, but they go together like Stengel and Stravinsky — two masters of timing who knew exactly when to shake things up. Several major league ball players had musical backgrounds. Yankee outfielder Bernie Williams

was a classical guitarist who graduated from the Manhattan School of Music and performed with the New York Philharmonic. The Texas Rangers’ Prince Fielder used Mozart’s Requiem as his walk-up music. Detroit Tiger fans back in the 1960s knew of pitcher Denny McLain’s prowess on the organ. Bach’s reputation as an organ virtuoso spread far and wide, and his organ compositions remain some of the most revered in the Baroque repertoire. Major league ball parks have organists who artfully get fans rhythmically clapping to instigate a team rally. And don’t forget the rivalries! Mozart vs. Salieri and Brahms vs. Liszt were as heated and contentious as anything between the Yankees and Red Sox, or Giants and Dodgers.

Infield orchestra
Though I’ve attended Bach Festival performances before, I remain musically challenged, not knowing an overture from an overtime game. I thought Wagner played shortstop for the Pirates and was one of the five original inductees to baseball’s Hall of Fame. That’s why I was delighted to attend a concert with a lady so musically connected, she actually knows who’s on first (violin). When we arrived at the stadium, I mean concert hall, I was surprised to see the similarities between the two ven-



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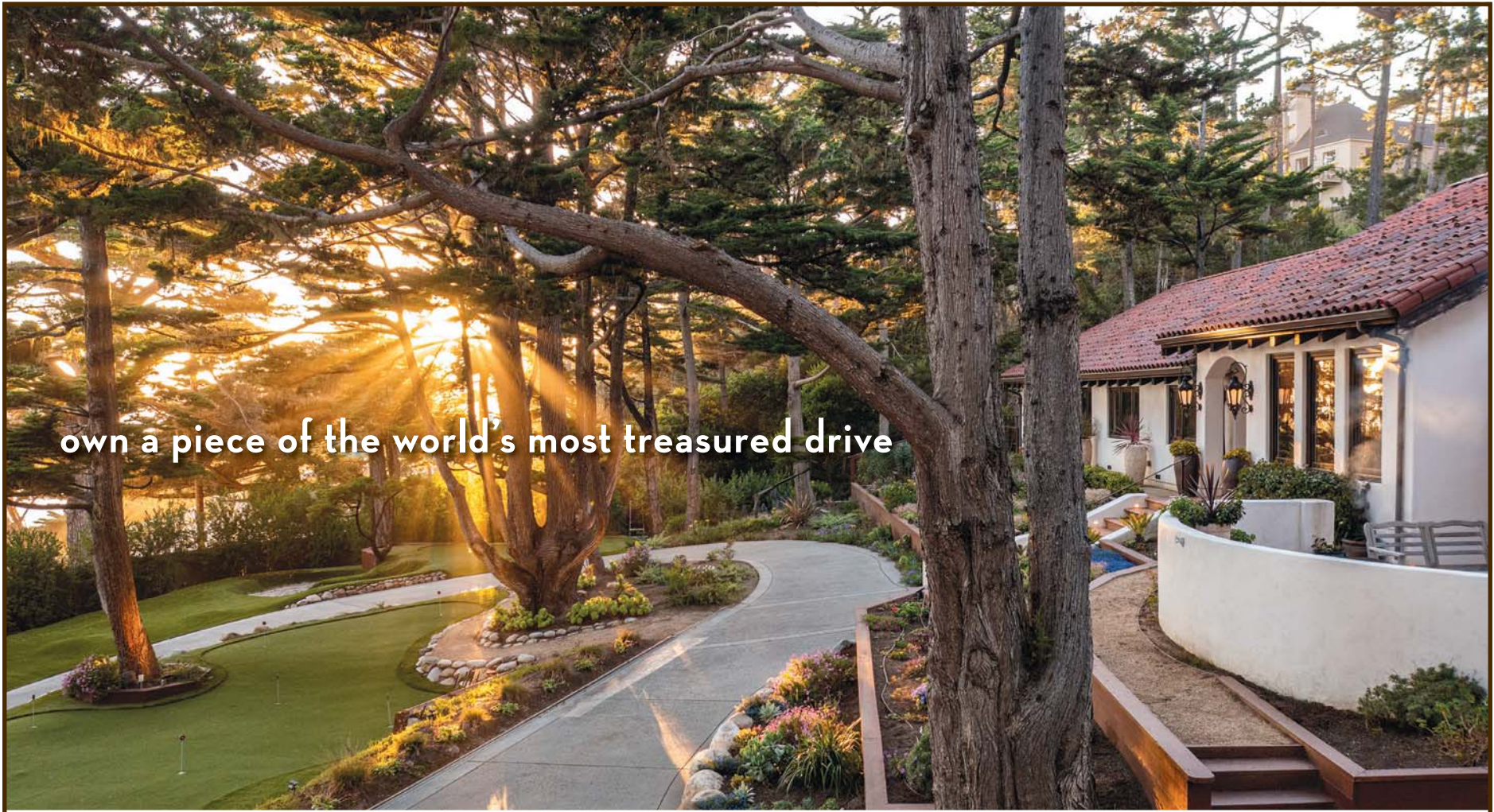
COMPASS

Scenic Views

By JERRY GERVASE

ues. It was like viewing the concert stage from our seats in the upper deck — oops, balcony — from behind home plate. The stage was arranged very much like a baseball diamond. The festival choir took up the entire outfield from foul pole to foul pole. The orchestra occupied the infield. A lot of violinists were down the third base line. There was a harpist where the third base coach would stand. Horns and woodwinds took up most of the area between the second and third bases. Down the first base line were cellos and violas. Double basses, timpani and a couple of trombones were included on the right side of the infield. There was a piano and a harpsichord somewhere around the pitcher’s mound.

See GERVASE page 8RE



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BIG SUR			
\$870,000	0bd 0ba		Su 11-2
8 E. Coastlands		Big Sur	
Sotheby's Int'l RE		402-5877	
CARMEL			
\$988,000	2bd 2ba		Sa Su 1-3
137 Del Mesa Carmel		Carmel	
Sotheby's Int'l RE		521-0680	
\$1,120,000	2bd 2ba		Sa Su 1-3
254 Del Mesa Carmel		Carmel	
Sotheby's Int'l RE		333-6060	
\$1,128,000	2bd 2ba		Su 1-3
246 Del Mesa Carmel		Carmel	
Sotheby's Int'l RE		293-3391	
\$1,150,000	2bd 2.5ba		Sa Su 11-1
3850 Rio Road #7		Carmel	
Sotheby's Int'l RE		917-9886	
\$1,495,000	3bd 2ba		Sa Su 12-3
Junipero 2 SE of 10th		Carmel	
Sotheby's Int'l RE		261-3802	
\$1,500,000	4bd 4ba		Sa Su 1-3
25625 Tierra Grande Drive		Carmel	
Sotheby's Int'l RE		238-7559	
\$1,697,000	2bd 3ba		Su 1-3
8543 Carmel Valley Road		Carmel	
Coldwell Banker Realty		915-1004	
\$1,898,000	3bd 2ba		Sa 1-3
Carpenter 5 NE of 4th St		Carmel	
Sotheby's Int'l RE		915-7256	
\$2,159,000	3bd 2ba		Sa 11-1
3050 Ribera Rd		Carmel	
Coldwell Banker Realty		917-7029	
\$2,195,000	2bd 1ba		Fri 12-2
5165 Carmel Valley Road		Carmel	
Carmel Realty Company		233-4839	
\$2,295,000	3bd 3ba		Sa 12-4 Su 12-2
3380 San Luis Avenue		Carmel	
Carmel Realty Company		915-8010	
\$2,390,000	2bd 2ba		Sa Su 11-4
Santa Fe NW of 3rd Avenue		Carmel	
Sotheby's Int'l RE		238-8029 / 320-1109	
\$2,575,000	3bd 2ba		Sa 1-3
25603 Canada Drive		Carmel	
Carmel Realty Company		277-5256	
\$2,799,000	3bd 3ba		Sa 1-3
SE Corner Santa Rita and 6th		Carmel	
Sotheby's Int'l RE		238-3444	
\$3,150,000	2bd 2ba		Su 12-3
Santa Fe 4 SE of Ocean Street		Carmel	
Sotheby's Int'l RE		925-216-0647	
\$3,850,000	3bd 3ba		Sa 1-3
Forest 5 SW of 7th Avenue		Carmel	
Carmel Realty Company		915-6187	
\$3,925,000	3bd 2ba		Sa 12-3
7th 2SW Forest Avenue		Carmel	
Sotheby's Int'l RE		915-2082	
\$3,995,000	3bd 2ba		Sa 12-2
Camino Real 5 SW of 13th Ave		Carmel	
Compass		224-6353	
\$4,200,000	3bd 2ba		Sa 2:30-4:30
Lopez 8 NE of 4th Ave		Carmel	
Compass		224-6353	
\$4,250,000	3bd 3.5ba		Fr 3-5 Sa Su 1-3
3 SW Monte Verde & 13th Street		Carmel	
Carmel Realty Company		884-3868	



Kathy Baker
(831) 595-4648
kathy@carmelvalleyre.com
CA DRE #02068811



\$4,395,000 3bd 2ba Sa 1-4 Su 2-4
12th Avenue 2 NE of Monte Verde Carmel
Carmel Realty Company 241-2600 / 596-2570

\$4,450,000 5bd 3ba Sa 1-4
25524 Hutton Rd Carmel
Coldwell Banker Realty 206-0129



\$4,575,000 3bd 3.5ba Sa 2-4 Su 12-3
4 Oak Knoll Way Carmel
Carmel Realty Company 303-502-6477

\$4,650,000 3bd 3ba Sa 10-2 Su 10-12
24497 San Mateo Avenue Carmel
Carmel Realty Company 333-6325 / 596-2570

\$4,650,000 3bd 2ba Sa Su 12-2
12th Avenue 2 SE of Casanova Carmel
Carmel Realty Company 250-3399

\$4,950,000 4bd 3ba Su 11-3
Mission 4 NE of 10th Ave Carmel
Coldwell Banker Realty 650-868-4002 / 884-3849

\$5,500,000 3bd 4.5ba Sa 1:30-4
2416 Bay View Ave Carmel
Coldwell Banker Realty 320-6391

\$5,850,000 4bd 3ba Su 1-3
Palou 8&9 NW of Casanova Carmel
Staples Gannaway Team, Compass 915-8030

CARMEL VALLEY			
\$629,000	2bd 2ba		Su 1-3
37151 Nason Road A & B		Carmel Valley	
Sotheby's Int'l RE		601-3320	

OPEN HOUSE
SUNDAY 12-4

18 Upper Circle,
Carmel Valley

5 bedrooms, 2 bathrooms
1,769 sq ft. | mountain views

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\$1,425,000

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This Weekend's OPEN HOUSES August 1-3

\$1,095,000	2bd 1.5ba		Sa 2-4
18 Camino De Travesia		Carmel Valley	
Sotheby's Int'l RE		297-9805	
\$1,140,000	1bd 2ba		Sa Su 12-2
9 De Amaral Rd		Carmel Valley	
The Ruiz Group, Keller Williams Inc.		620-2243	
\$1,295,000	3bd 2ba		Fr Sa 11-2
146 Calle De La Ventana		Carmel Valley	
Sotheby's Int'l RE		238-1984	
\$1,395,000	3bd 2ba		Sa Su 1-4
5 Laurel Drive		Carmel Valley	
Sotheby's Int'l RE		402-4394	
\$1,400,000	3bd 2ba		Sa Su 12-4
9365 Los Prados		Carmel Valley	
Sotheby's Int'l RE		277-5971 / 238-0464	
\$1,425,000	5bd 2ba		Su 12-4
18 Upper Circle		Carmel Valley	
Carmel Valley Realty Company		595-4648	
\$1,595,000	2bd 2.5ba		Sa 12-2 Su 1-4
12500 Saddle Way		Carmel Valley	
Sotheby's Int'l RE		601-2665 / 869-2424	
\$1,695,000	3bd 2ba		Sa 12-2
77 Paso Hondo, #A		Carmel Valley	
Sotheby's Int'l RE		915-8688	
\$1,799,000	4bd 2ba		Sa Su 11-1
27965 Dorris Drive		Carmel Valley	
Sotheby's Int'l RE		277-0971	
\$1,890,000	3bd 2ba		Sa Su 1-4
42 Upper Circle		Carmel Valley	
Sotheby's Int'l RE		213-503-0300	
\$1,995,000	3bd 3ba		Sa 1-4 Su 12-2
13399 Middle Canyon Rd		Carmel Valley	
The Ruiz Group, Keller Williams Inc.		521-7823	
\$2,175,000	2bd 2.5ba		Sa 1-3
9 Story Road		Carmel Valley	
Sotheby's Int'l RE		236-8571	
\$2,395,000	4bd 2.5ba		Su 12-2
929 W. Carmel Valley Road		Carmel Valley	
Carmel Realty Company		521-4855	
\$3,795,000	4bd 3.5ba		Su 2-4
15340 Via Los Tulares		Carmel Valley	
Sotheby's Int'l RE		277-1169	
\$3,995,000	4bd 4.5ba		Su 3-5
33732 E Carmel Valley Road		Carmel Valley	
Sotheby's Int'l RE		293-0300	
\$6,750,000	7bd 6.5+ba		Su 1-3
22 Rancho Fiesta Road		Carmel Valley	
Sotheby's Int'l RE		277-2020	

CORRAL DE TIERRA

\$1,170,000	3bd 2.5ba		Sa Su 1-4
13500 Paseo Terrano		Corral de Tierra	
Sotheby's Int'l RE		238-6152	
\$1,350,000	3bd 3ba		Sa 1-4
397 B Corral De Tierra Road		Corral de Tierra	
Sotheby's Int'l RE		917-4898	
\$2,299,000	4bd 3ba		Su 1-3
25317 Camino De Chamisal		Corral de Tierra	
Sotheby's Int'l RE		915-2800	

DEL REY OAKS

\$659,500	2bd 2ba		Su 2-4
410 Pheasant Ridge Road		Del Rey Oaks	
Sotheby's Int'l RE		214-2250	
\$979,000	4bd 2ba		Sa 12-3 Su 1-4
831 Arlington Pl		Del Rey Oaks	
Sotheby's Int'l RE		277-3371 / 510-589-6892	

MONTEREY

\$615,000	2bd 1ba		Sa 10-12
820 Casanova Avenue 69		Monterey	
Monterey Coast Realty		915-9726	
\$1,195,000	3bd 1ba		Sa 1-4
799 Grace Street		Monterey	
Carmel Realty Company		320-6801	
\$1,275,000	3bd 2ba		Sa 11-3 Su 1-3
1109 McClellan		Monterey	
Sotheby's Int'l RE		293-4935 / 277-8622	
\$1,350,000	3bd 2ba		Sa 11:30-3:30
455 San Bernabe Drive		Monterey	
Sotheby's Int'l RE		588-2154	
\$1,588,000	2bd 3.5ba		Sa 1-4 Su 1-3
39 La Playa		Monterey	
Coldwell Banker Realty		594-5939	
\$1,700,000	4bd 4ba		Fr Sa 3-5
35 Via Castanada		Monterey	
Sotheby's Int'l RE		917-1631	
\$1,769,000	2bd 1.5ba		Fr Sa 12-2
457 Wave St Unit 1		Monterey	
The Ruiz Group, Keller Williams Inc.		718-7667	
\$1,998,000	4bd 3.5ba		Sa 1-4 Su 12-3
23 Cramden Drive		Monterey	
Sotheby's Int'l RE		510-589-6892 / 238-8688	
\$2,450,000	3bd 2.5ba		Sa 12-2
6 Huckleberry Ct		Monterey	
Coldwell Banker Realty		917-3966	
\$2,695,000	5bd 5.5ba		Sa 1-3
401 San Bernabe Drive		Monterey	
Compass		238-2022	
\$2,695,000	3bd 2.5ba		Sa 12-3 Su 11-2
10450 Saddle Road		Monterey	
Coldwell Banker Realty		277-3914	
\$2,895,000	4bd 4+ba		Sa 2:30-4:30
403 Estancia Court		Monterey	
Sotheby's Int'l RE		915-0265	

MOSS LANDING

\$2,199,000	2bd 2ba		Sa 1-3
188 Monterey Dunes Way		Moss Landing	
Sotheby's Int'l RE		915-2800	

PACIFIC GROVE

\$875,000	2bd 2ba		Sa Su 3-5
710 Redwood Ln		Pacific Grove	
Coldwell Banker Realty		820-9817 / 717-7815	

\$969,000	2bd 2ba		Sa 1-3
605 Sage Ct		Pacific Grove	
Sotheby's Int'l RE		318-3808	
\$1,149,000	2bd 2ba		Sa 11-1
782 Junipero Avenue		Pacific Grove	
Sotheby's Int'l RE		869-6117	
\$1,240,000	2bd 1ba		Fri 4-6 Sa 1-3
724 Pine Avenue		Pacific Grove	
Carmel Realty Company		915-9726	
\$1,349,000	2bd 2ba		Sa Su 12-2
119 Fountain Ave		Pacific Grove	
Coldwell Banker Realty		596-6118 / 717-7815	
\$1,395,000	3bd 2.5ba		Sa 1-3
1007 Brentwood Ct		Pacific Grove	
Sotheby's Int'l RE		318-3808	
\$1,410,000	3bd 2ba		Sa 12-2
723 Eardley Avenue		Pacific Grove	
Sotheby's Int'l RE		521-8508	
\$1,595,000	3bd 2ba		Fr Sa 12-2
705 Union Street		Pacific Grove	
Sotheby's Int'l RE		917-1631	
\$1,672,000	4bd 2.5ba		Sa 2-4
608 Congress Avenue		Pacific Grove	
Sotheby's Int'l RE		869-6117	
\$1,750,000	3bd 3ba		Fr 3-5 Sa Su 2-4
315 Granite Street		Pacific Grove	
Sotheby's Int'l RE		917-9886	
\$1,798,000	3bd 2ba		Sa Su 1-3
311 Walnut Street		Pacific Grove	
Sotheby's Int'l RE		917-6080	

PEBBLE BEACH

\$2,295,000	3bd 2ba		Sa 2-4
1147 Arrowhead Road		Pebble Beach	
Sotheby's Int'l RE		277-0971	



\$2,700,000	3bd 3ba		Sa 12-3
1068 The Old Drive		Pebble Beach	
Carmel Realty Company		297-3890	
\$2,950,000	4bd 2.5ba		Su 1-3
1030 Vaquero Road		Pebble Beach	
Carmel Realty Company		333-6325	
\$3,350,000	4bd 3ba		Su 12-2
3125 Bird Rock Road		Pebble Beach	
Carmel Realty Company		320-4161	
\$3,450,000	3bd 3.5ba		Sa 1-3
1424 Oleada Road		Pebble Beach	
Carmel Realty Company		333-6325	
\$5,775,000	4bd 3ba		Sa Su 1-3
3093 Hacienda Drive		Pebble Beach	
Carmel Realty Company		717-7156 / 241-8900	
\$18,200,000	5bd 6.5ba		Su 1-4
1246 Portola Rd		Pebble Beach	
Coldwell Banker Realty		206-0129	

SALINAS

\$699,000	3bd 2ba		Su 2:30-4:30
13078 Arthur St		Salinas	
Coldwell Banker Realty		917-7029	
\$775,000	3bd 2ba		Sa 12-2
715 Via Maria		Salinas	
Sotheby's Int'l RE		915-2109	
\$850,000	3bd 2ba		Sa 12-2
19060 Oak Heights Drive		Salinas	
Sotheby's Int'l RE		236-4663	
\$1,150,000	4bd 3ba		Su 2-4
30 Santa Ana Drive		Salinas	
Sotheby's Int'l RE		277-0971	
\$1,250,000	3bd 2.5ba		Su 1-3
1151 Monterey Salinas Highway		Salinas	
Sotheby's Int'l RE		277-7600	
\$1,253,000	3bd 2ba		Sa Su 1-3
13525 Paseo Terrano		Salinas	
The Ruiz Group, Keller Williams Inc.		917-4707	
\$1,497,000	4bd 3ba		Sa Su 2:30 - 5
22820 Bravo Place		Salinas	
The Ruiz Group, Keller Williams Inc.		620-2243	

SEASIDE

\$675,000	2bd 1ba		Fr 10-12 Sa 1-3
1778 Harding St		Seaside	
The Ruiz Group, Keller Williams Inc.		258-9150	
\$819,000	3bd 2ba		Sa 1-3
1713 Goodwin St		Seaside	
The Jones Group		917-4534	

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LOG
From page 8RE
possible sexual assault happened but was not directly involved. Investigation continues.
Pebble Beach: Deceased person found on Forest Lodge Road.
TUESDAY, JULY 15
Carmel-by-the-Sea: A cyberscam result-

ed in the loss of \$700 via extortion of a La-suen Drive resident. Under investigation.
Carmel-by-the-Sea: A family member reported four other family members missing when they were unable to contact them. Of-ficers later located them at a hotel at Ocean and Junipero.
Carmel-by-the-Sea: Vehicle towed from San Carlos and Ninth for a blocked driveway.
Carmel-by-the-Sea: Lost golf clubs.

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7595PaseoVista.com

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3 Beds, 2 Baths ♦ \$4,395,000
12thAndMonteVerde.com**

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28092BarnWay.com

*Co-Listed with Shelly Mitchell Lynch DRE#01217466 & Courtney Jones DRE#01806907 | **Co-Listed with Gin Weathers DRE#01295292



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PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251167
The following person(s) is (are) doing business as:
1. Ouroboros Alchemy, 2. Lotus Path Healing Arts, 3. Lotus Path Collective, 300 N 1ST ST, King City, CA 93930 - 2819 County of Principal Place of Business: MONTEREY
Registrant(s):
Kyle Lucas Anderson, 45135 Royal Drive, King City, CA 93930
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/ Kyle Lucas Anderson
This statement was filed with the County Clerk of Monterey County on [FileDate].
7/25, 8/1, 8/8, 8/15/25
CNS-3933673#
CARMEL PINE CONE
Publication Dates: July 25, Aug. 1, 8, 15 2025 (PC 716)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20250944
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **WEST COAST SUBIMATION, 412 Francscioni, Soledad, CA 93960.**
County of Principal Place of Business: MONTEREY.
Registered Owner(s):
LORENZO SANCHEZ, 412 Francscioni, Soledad, CA 93960.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on May 15, 2025.
S/Lorenzo Sanchez
Date signed: May 20, 2025
This statement was filed with the County Clerk of Monterey County on May 20, 2025.
Publication Dates: July 1, 18, 25, Aug. 1, 2025 (PC 720)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251191
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **COASTAL HOME SERVICES, 64C Southbank Road, Carmel Valley, CA 93924.**
County of Principal Place of Business: MONTEREY.
Registered Owner(s):
JESSICA HEATHER RAINS, 64C Southbank Road, Carmel Valley, CA 93924.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on July 1, 2025.
S/Jessica Rains
Date signed: July 1, 2025
This statement was filed with the County Clerk of Monterey County on July 1, 2025.
Publication Dates: July 11, 18, 25, Aug. 1, 2025 (PC 721)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251196
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **CUPERTINO PROPERTIES, 80 Valle Vista, Carmel Valley, CA 93924.**
County of Principal Place of Business: MONTEREY.
Registered Owner(s): JOHN PARKER DOZIER.
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/John Dozier
Date signed: July 1, 2025
This statement was filed with the County Clerk of Monterey County on July 1, 2025.
Publication Dates: July 11, 18, 25, Aug. 1, 2025 (PC 722)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251119
The following person(s) is(are) doing business as:
Hudson James, 201 W Franklin St., Monterey, CA 93940, County of Monterey
Registered Owner(s):
Franklin Street Collaborative Inc., 201 W Franklin Street, Monterey, CA 93940; CA
This business is conducted by a corporation
Registrant commenced to transact business under the fictitious business name listed above on 11/01/2020
S/ Stacie Nicole Sundahl, President
This statement was filed with the County Clerk of Monterey County on 06/17/2025 7/11, 7/18, 7/25, 8/1/25
CNS-3943972#
CARMEL PINE CONE.
Publication Dates: July 11, 18, 25, Aug. 1, 2025 (PC 725)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251211
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **FREELANCE DESIGN & PRINT, 120 W. Accacia St., Salinas, CA 93901.**
County of Principal Place of Business: MONTEREY.
Registered Owner(s): VICTOR GUZMAN.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on July 3, 2025.
S/Victor Guzman
Date signed: July 3, 2025
This statement was filed with the County Clerk of Monterey County on July 3, 2025.
Publication Dates: July 11, 18, 25, Aug. 1, 2025 (PC 727)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251189
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **PATRONES X7 ENTERTAINMENT, 700 Dias St., Sand City, CA 93955.**
County of Principal Place of Business: MONTEREY
PATRONES X7 ENTERTAINMENT LLC, 700 Dias St., Sand City, CA 93955.
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 30, 2025.
S/Luis Alberto Jimenez, CEO
Date signed: June 30, 2025
This statement was filed with the County Clerk of Monterey County on June 30, 2025.
Publication Dates: July 11, 18, 25, Aug. 1, 2025. (PC 730)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251204
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **PALETAS ACB, 227 9th Street, Gonzales, CA 93926.**
County of Principal Place of Business: MONTEREY.
Registered Owner(s):
MARCELYNO GARCIA RANGEL, 227 9th Street, 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 Jan. 11, 2021.
S/Marceino Garcia
Date signed: July 3, 2025
This statement was filed with the County Clerk of Monterey County on July 3, 2025.
Publication Dates: July 11, 18, 25, Aug. 1, 2025 (PC 731)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251202
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as: **M&M LEGAL SUPPORT SERVICES, 3 Deer St., Salinas, CA 93906.**
County of Principal Place of Business: MONTEREY
Registered Owner(s):
MATILDE LIZZETH GONZALEZ, 100 W. Alisal St., Box 54, Salinas, CA 93902.
MARY CRUZ ROBLES, 100 W. Alisal St., Box 54, Salinas, CA 93902.
This business is conducted by a co-partnership
Registrant commenced to transact business under the fictitious business name or names listed above on June 27, 2025.
S/Matilde Lizzeth Gonzalez
Date signed: July 2, 2025
This statement was filed with the County Clerk of Monterey County on July 2, 2025.
Publication Dates: July 18, 25, Aug. 1, 8, 2025 (PC 734)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251214
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as: **THOMPSON WILDLAND MANAGEMENT, 57 Via Del Rey, Monterey, CA 93940.**
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ROBERT G. THOMPSON
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on June 1, 2006.
S/Robert Thompson
Date signed: July 3, 2025
This statement was filed with the County Clerk of Monterey County on July 3, 2025.
Publication Dates: July 18, 25, Aug. 1, 8, 2025 (PC 735)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251218
Filing type: ORIGINAL FILING
The following person(s) is (are) doing

business as: **KD DETAILING & VINYL WRAPS, 1288 Lowell St., Seaside, CA 93955.**
County of Principal Place of Business: MONTEREY
Registered Owner(s):
KEVIN JEFFREY DURAN CRUZ
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on July 7, 2025.
S/Kevin J. Duran Cruz
Date signed: July 7, 2025
This statement was filed with the County Clerk of Monterey County on July 7, 2025.
Publication Dates: July 18, 25, Aug. 1, 8, 2025 (PC 736)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251187
The following person(s) is(are) doing business as:
Right Way Tools & Equipment, 210 Merced St., Suite A, Salinas, CA 93901, County of Monterey
Registered Owner(s):
Nicholas Ferraris, 210 Merced St., Ste A, Salinas, CA 93901
Benjamin Griesbach, 210 Merced St., Ste A, Salinas, CA 93901
This business is conducted by A General Partnership
Registrant commenced to transact business under the fictitious business name listed above on Not Applicable
S/ Nicholas Ferraris
This statement was filed with the County Clerk of Monterey County on 06/30/2025 7/18, 7/25, 8/1, 8/8/25
CNS-3946384#
CARMEL PINE CONE
Publication Dates: July 18, 25, Aug. 1, 8, 2025. (PC 737)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251241
Filing type: NEW FILING - with CHANGE(S) from the previous filing.
The following person(s) is (are) doing business as: **JEANNIE GIRL, 508 Corral de Tierra Rd., Salinas, CA 93908.**
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JEAN CHARMINE GIANGIORGI
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on July 14, 2020.
S/Jean Giangiorgi
Date signed: July 9, 2025
This statement was filed with the County Clerk of Monterey County on July 9, 2025.
Publication Dates: July 18, 25, Aug. 1, 8, 2025 (PC 738)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251248
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **ATLAS LAND SURVEYS, 75 Fourth Street, Spreckels, CA 93962.**
County of Principal Place of Business: MONTEREY

Registered Owner(s):
DAVID ALAN NACHAZEL, P.O. Box 7131, Spreckels, CA 93962.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Jan. 1, 2022.
S/David Nachazel
Date signed: July 10, 2025
This statement was filed with the County Clerk of Monterey County on July 10, 2025.
Publication Dates: July 18, 25, Aug. 1, 8, 2025 (PC 739)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251075
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **RISE CARMEL MEDICAL CORPORATION, 26365 Carmel Rancho Blvd., Suite F, Carmel, CA 93923.**
County of Principal Place of Business: MONTEREY
JUDY HONEGGER, D.O., P.C., 18367 Corral Del Cielo, Salinas, CA 93908.
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 N/A.
S/Judy Honegger, President
Date: June 10, 2025
This statement was filed with the County Clerk of Monterey County on June 10, 2025.
Publication Dates: July 18, 25, Aug. 1, 8, 2025. (PC 740)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251126
The following person(s) is(are) doing business as:
Voltedge Electric, 264 E Market St., Salinas, CA 93901, County of Monterey
Registered Owner(s):
Daniel R. Radel, 264 E Market St., Salinas, CA 93901
This business is conducted by an individual
Registrant commenced to transact business under the fictitious business name listed above on N/A
S/ Daniel R.Radel
This statement was filed with the County Clerk of Monterey County on 06/17/2025 7/18, 7/25, 8/1, 8/8/25
CNS-3935743#
CARMEL PINE CONE
Publication Dates: July 18, 25, Aug. 1, 8, 2025. (PC 741)


SUPERIOR COURT OF CALIFORNIA COUNTY OF MONTEREY

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25CV003360
TO ALL INTERESTED PERSONS: Petitioner, ANDREA F. FERNANDEZ, filed a petition with this court for a decree changing names as follows:
A Present name: ANDREA F. FERNANDEZ
Proposed name: ANDREA MARIE FERNANDEZ

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING:
DATE: Aug. 19, 2025
TIME: 10:00 a.m.
DEPT: 15
The address of the court is 1200 Aguajito Road, Monterey, CA 93940.
Date filed: April 30, 2025
(s) Thomas W. Wills
Judge of the Superior Court
Date: July 2, 2025
Publication Dates: July 18, 25, Aug. 1, 8, 2025. (PC 742)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251258
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **TERI'S EMBROIDERY, 19235 Creekside Lane, Salinas, CA 93908.**
County of Principal Place of Business: MONTEREY
Registered Owner(s):
TERI MARIE HORSLEY.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on July 1, 2025.
S/Teri M. Horsley
Date signed: July 11, 2025
This statement was filed with the County Clerk of Monterey County on July 11, 2025.
Publication Dates: July 18, 25, Aug. 1, 8, 2025 (PC 746)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251261
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
1. MONTEREY BAY BIRDING TOURS
2. MONTEREY BAY BIRDING GUIDE
3. MONTEREY BIRDING TOURS
483 Ferris Ave., Marina, CA 93933.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
STEVEN ERIK ROVELL, 483 Ferris Ave., Marina, California 93933.
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/Steven Rovell
Date signed: July 11, 2025
This statement was filed with the County Clerk of Monterey County on July 11, 2025.



CITY OF PACIFIC GROVE
NOTICE OF REQUEST FOR BIDS
NEWSPAPER ADVERTISING

THE CITY IS INVITING QUALIFIED NEWSPAPERS TO SUBMIT BIDS FOR A TWO YEAR CONTRACT FOR OFFICIAL PUBLICATIONS, ORDINANCES, RESOLUTIONS, AND OTHER LEGAL NOTICES REQUIRED BY LAW TO BE PUBLISHED.

The RFB is available online at www.cityofpacificgrove.org and at City Hall, 300 Forest Avenue, Pacific Grove CA.

The City of Pacific Grove does not discriminate against persons with disabilities. Pacific Grove City Hall is an accessible facility.

_____/s/_____
SANDRA KANDELL, City Clerk.

Publication dates: Aug. 1, 2025 (PC807)

NOTICE OF PETITION TO ADMINISTER ESTATE
JOHN CURTIS MCDONALD
CASE NO. 25PR000375

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOHN CURTIS MCDONALD.

A PETITION FOR PROBATE has been filed by ALVIN LEE TANNER in the Superior Court of California, County of MONTEREY.

The Petition for Probate requests that ALVIN LEE TANNER be appointed as personal representative to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:

Date: August 20, 2025

Time: 9:00 p.m.

Dept.: 13

Address: Superior Court of California, County of Monterey, 1200 Aguajito Road, Monterey, CA 93940.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections

with the court before the hearing. Your appearance may be in person or by your attorney.

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


You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a *Request for Special Notice* (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A *Request for Special Notice* form is available from the court clerk.

Petitioner:
ALVIN LEE TANNER
4041 Sadie Ct.,
Campbell, CA 95008
(408) 540-4473

This statement was filed by Superior Court of California, County of Monterey on July 14, 2025.

Publication dates: Publication dates: July 18, 25, Aug. 1, 2025. (PC750)

Be prepared for emergencies — www.alertmontereycounty.org



PUBLIC NOTICE
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Carmel-by-the-Sea will conduct a Public Hearing on Wednesday, August 13, 2025, at 4:00 p.m., or as soon thereafter as possible. Immediately prior to the Public Hearing, the Commission will visit some or all the project sites in person as part of a Tour of Inspection. Interested members of the public are invited to attend both the Tour and the Hearing.

DS 25196 (Rainey)
Cynthia Spellacy, Agent
Lincoln Street 5 southeast of 10th Avenue
Block 114; Lots 9
APN: 010-182-004-000
Consideration of a Track 1 Design Study Referral for the after-the-fact construction of fencing that exceeds six feet (6’) tall previously approved as part of DS 20-205 (Rainey) located Lincoln Street 5 southeast of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-004-000.

DS 23-005 (Schwartz-Young)
Benjamin Schaefer, Architect
Casanova Street 10 northeast of Ocean Avenue
Block EE, Lots 26 and 28
APN: 010-214-024-000
Consideration of a Final Design Study and associated Coastal Development Permit for a 411-square-foot addition to an existing 2,045-square-foot two-story single-family residence located at Casanova Street 10 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-214-024-000

DS 25078 (Casanova All the Way LLC)
David Solomon, Designer
Northeast corner of Casanova Street and 13th Avenue
Block 134; Lot 24 & 26
APN: 010-175-011-000
Consideration of a Track One Design Study Referral, DS 25078 (Casanova All the Way LLC), and associated Coastal Development Permit for the demolition of the existing garage and guest house and the construction of a new garage and ADU at the historic “Connolly-Search House” located at the northeast

corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011-000

DR 24087 & UP 25188 (Esperanza Carmel Commercial, LLC)
Ryan Aeschliman and Joseph Napdo, Agents
Lincoln Street 3 southwest of Ocean Avenue
Block 74, Lot 11, 13
APN: 010-191-001-000
Consideration of Design Review 24087 (Esperanza Carmel Commercial, LLC) for the renovation of existing buildings and consideration of Use Permit 25188 (Esperanza Carmel Commercial, LLC) for the creation of a sixth residential unit and a fourth retail unit at the historic “Aucort Commercial Block” property at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay. APN: 010-191-001-000

DS 25169 (Dowler)
Gretchen Flesher Architects
North San Antonio Street 3 northeast of 4th Avenue
Block NN, Lot 6
APN: 010-242-011-000
Consideration of a Track 1 Design Study (DS 25169) referral for the installation of new aluminum windows located at North San Antonio Street 3 northeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-242-011-000

City of Carmel-by-the-Sea
Anna Ginette, Director of Community Planning & Building

Publication dates: Aug. 1, 2025 (PC809)



After a Brief Slowdown, Real Estate Continues with a Healthy 2025

As winter transitioned into spring and the longer sun-lit days of early summer, the Monterey Peninsula real estate market entered its active selling season. The second quarter traditionally brings heightened energy to the market, and the early part of the quarter delivered, driven by fresh inventory, strong buyer interest, and the unmistakable allure of life along the Monterey Peninsula’s iconic coastline. However, the momentum briefly paused as global economic uncertainty—sparked by newly announced tariffs and a sharp dip in the stock market—led to a temporary slowdown in transactions. Still, the resilience of the market quickly reasserted itself. By June, activity picked up once again, closing out the quarter with strength and signaling renewed confidence heading into the heart of the summer season.

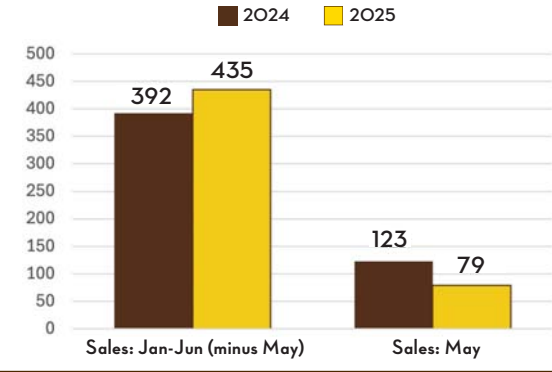
Entering April, the Monterey Peninsula’s real estate market had easily outperformed 2024 numbers, with transactions up 12% and sales volume up 21%. The first week of April, the US announced it was placing new tariffs on countries across the globe, and as a result the US stock market plummeted. The real estate market also saw an ex-

treme slowdown in homes going into escrow during the month of April. Because of so few homes entering escrow in April, May 2025 saw 44 less transactions on the Peninsula than May of 2024. As tariffs were quickly pulled back and the stock market rapidly recovered, the real estate market also bounced back resulting in June 2025 outperforming June 2024. Looking at the first six months of the year, 2025 has seen one less sale than 2024, but is up 4.28% in average sales price and 4.08% in total sales volume year-over-year.

Most areas across the Peninsula experienced good, but not great, sales levels during Q2. One of the top performing areas of the quarter was the Greater Carmel area, which doubled its number of sales and saw a 58% increase in sales volume versus Q1. Carmel Highlands and Big Sur combined for nine sales during the quarter, a strong number for the area. While Carmel-by-the-Sea saw a typical number of sales, the average sales price in the area jumped back up above \$4.5M for the first time in over a year thanks to three large sales over \$13M. In Marina’s new developments, 16 homes sold for over \$1M. Three of these high-priced sales took place in East Garrison, three in The Dunes, and eight in Sea Haven.

A STRONG YEAR WITH A POOR MAY

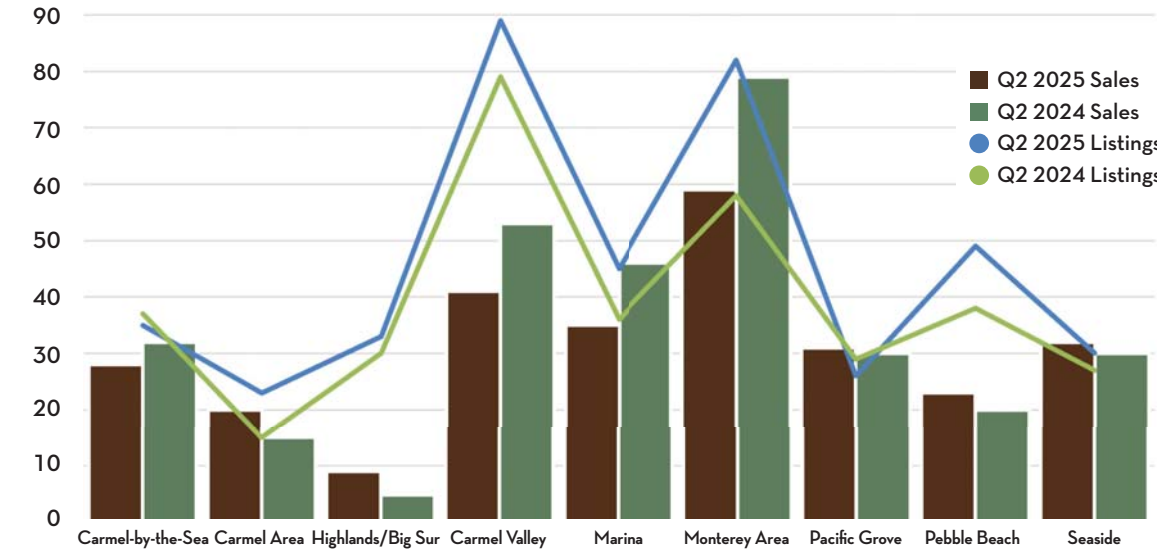
From January through June, excluding the month of May, 2025 has outperformed 2024 by 43 sales across the Peninsula. During the month of May, 2025 underperformed 2024 by 44 sales.



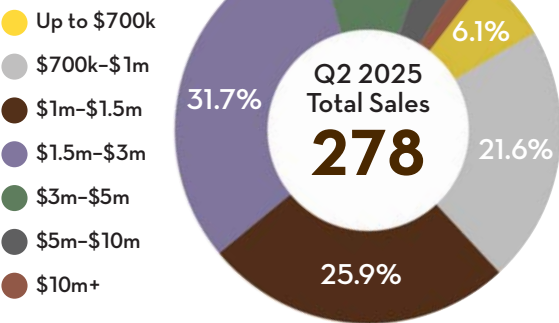
Each of the nine markets across the Monterey Peninsula experiences a constant balance between supply, demand, and pricing. This makes it essential to have expert, local representation when buying or selling a home. Our agents are trusted, well-connected, and are specialists at finding their clients a home that allows them to enjoy the lifestyle this beautiful community has to offer. Please reach out to one of our full-time professional agents should you and any of your friends or family be considering a real estate transaction here on the Monterey Peninsula.

For additional information, please visit carmelrealty-company.com, contact us at (831) 622-1000, or visit us at any of our Carmel-by-the-Sea locations.

Closed Sales vs. Available Listings Year Over Year



Q2 2025 Sales by Segment



	SALES BY SEGMENT							TOTAL VOLUME SOLD			AVAILABLE LISTINGS QUARTER END		
	Up to \$700K	\$700k–\$1M	\$1M–\$1.5M	\$1.5M–\$3M	\$3M–\$5M	\$5M–\$10M	\$10M+	Q2 2025	Q1 2025	Q2 2024	Q2 2025	Q1 2025	Q2 2024
Carmel-by-the-Sea	0	0	0	17	4	4	3	\$126,796,833	\$66,568,000	\$142,488,600	35	27	37
Carmel Area	0	0	5	9	5	1	0	\$50,166,500	\$31,595,400	\$37,757,000	23	23	15
Carmel Highlands/Big Sur	0	1	2	4	1	0	1	\$32,674,000	\$17,420,827	\$16,182,500	33	28	30
Carmel Valley	5	3	5	20	5	3	0	\$91,216,750	\$72,939,000	\$103,112,248	89	67	79
Marina	1	18	15	1	0	0	0	\$34,993,902	\$30,657,773	\$47,020,171	45	20	36
Monterey Area	7	10	26	12	4	0	0	\$79,544,499	\$54,607,500	\$98,308,291	82	49	58
Pacific Grove	0	6	12	12	1	0	0	\$47,905,851	\$54,302,000	\$51,101,185	26	26	29
Pebble Beach	0	1	2	11	6	2	1	\$79,218,100	\$65,445,250	\$77,376,400	49	41	38
Seaside	4	21	5	2	0	0	0	\$28,512,277	\$24,315,937	\$30,856,304	30	34	27
Totals	17	60	72	88	26	10	5	\$571,028,712	\$417,851,687	\$604,202,699	412	315	349

	MEDIAN SALES PRICES			AVERAGE SALES PRICES			DAYS ON MARKET			NUMBER OF SALES		
	Q2 2025	Q1 2025	Q2 2024	Q2 2025	Q1 2025	Q2 2024	Q2 2025	Q1 2025	Q2 2024	Q2 2025	Q1 2025	Q2 2024
Carmel-by-the-Sea	\$2,797,500	\$3,195,000	\$3,737,500	\$4,528,458	\$3,169,905	\$4,452,769	52	85	39	28	21	32
Carmel Area	\$1,922,500	\$1,936,200	\$1,800,000	\$2,508,325	\$3,159,540	\$2,517,133	56	28	41	20	10	15
Carmel Highlands/Big Sur	\$2,050,000	\$2,879,465	\$3,640,000	\$3,630,444	\$3,484,165	\$3,236,500	90	124	102	9	5	5
Carmel Valley	\$1,750,000	\$1,745,000	\$1,600,000	\$2,224,799	\$1,971,324	\$1,945,514	74	88	45	41	37	53
Marina	\$900,000	\$856,250	\$980,500	\$999,826	\$901,699	\$1,022,178	35	42	28	35	34	46
Monterey Area	\$1,130,000	\$1,013,000	\$1,058,000	\$1,348,212	\$1,213,500	\$1,244,409	48	49	31	59	45	79
Pacific Grove	\$1,353,850	\$1,465,000	\$1,557,500	\$1,545,350	\$1,696,938	\$1,703,373	38	36	45	31	32	30
Pebble Beach	\$2,785,000	\$2,600,000	\$2,962,500	\$3,444,265	\$2,845,446	\$3,868,820	38	53	46	23	23	20
Seaside	\$797,000	\$799,000	\$835,500	\$891,009	\$838,481	\$1,028,543	43	40	25	32	29	30
These charts are based on data supplied by the Monterey County Association of Realtors Multiple Listing Service. Neither the association nor the MLS guarantees or is responsible for their accuracy. The data may also not reflect all real estate activity in the market. For more information, go to www.carmelrealtycompany.com .									Totals	278	236	310

	TEN-YEAR MEDIAN SALES PRICE										1-Year Change	10-Year Change
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 YTD		
Carmel-by-the-Sea	\$1,607,500	\$1,700,000	\$2,000,000	\$1,875,000	\$2,200,000	\$2,750,000	\$3,000,000	\$3,007,500	\$3,450,000	\$2,950,000	-14.5%	83.5%
Carmel Area	\$1,065,000	\$1,050,000	\$1,297,500	\$1,225,000	\$1,450,000	\$1,550,000	\$1,700,000	\$1,620,000	\$1,625,000	\$1,922,500	18.3%	80.5%
Carmel Highlands/Big Sur	\$1,685,000	\$1,937,500	\$1,597,500	\$1,775,000	\$2,645,000	\$2,375,000	\$3,709,000	\$3,000,000	\$3,640,000	\$2,800,000	-23.1%	66.2%
Carmel Valley	\$950,313	\$937,000	\$1,000,000	\$950,000	\$1,300,000	\$1,500,000	\$1,500,000	\$1,495,000	\$1,570,000	\$1,750,000	11.5%	84.1%
Marina	\$490,000	\$537,200	\$599,000	\$639,000	\$675,000	\$792,000	\$849,000	\$875,000	\$930,000	\$875,000	-5.9%	78.6%
Monterey Area	\$656,500	\$722,500	\$772,000	\$740,000	\$850,000	\$930,000	\$1,050,000	\$1,074,000	\$1,054,500	\$1,122,500	6.4%	71.0%
Pacific Grove	\$800,000	\$886,500	\$889,750	\$958,000	\$980,000	\$1,300,000	\$1,390,000	\$1,497,500	\$1,490,000	\$1,435,000	-3.7%	79.4%
Pebble Beach	\$1,525,000	\$1,575,000	\$1,557,500	\$1,767,950	\$2,100,000	\$2,795,000	\$3,150,000	\$2,690,000	\$2,612,500	\$2,642,500	1.1%	73.3%
Seaside	\$445,000	\$495,000	\$525,000	\$540,000	\$593,500	\$700,000	\$757,000	\$750,000	\$817,500	\$799,000	-2.3%	79.6%

HOME SALES

From page 2RE

Carmel (con't.)

Carmelo Street, 5 SE of 12th — \$3,295,000 — Michael and Angela de la Rosa to John Milner
APN: 010-285-008

Casanova Street, 7 SW of 12th — \$4,350,000
Craig and Diana McCallister to Lisa Treadwell
APN: 010-281-023

Carmel Valley

25380 Telarana Way — \$1,610,000
Writers Roost LLC to Ghislaine Guez
APN: 169-391-007

9546 Maple Court — \$2,650,000
Evelyn Copeland to Jackie Martin
APN: 416-531-021

Highway 68

13502 Paseo Terrano — \$1,199,500



2823 Congress Road, Pebble Beach — \$3,400,000

Phillip and Kornelia Corrigan to Troy and Ellen Armstrong
APN: 161-381-005

25401 Markham Lane — \$1,300,000
Bonnie Daniel to Charles and Kathie Stark
APN: 161-553-016

Marina

3215 Tallmon Street — \$825,000
Brittnie and Julie Panetta to High Momentum LLC



25984 N. Mesa Drive, Carmel — \$2,177,000

APN: 032-543-008

326 Morse Court — \$855,000
Patricia Gibeau and Kale Trust to Mohammad Sediqi and Habib Sangar
APN: 032-283-003

Ninth Street — \$1,334,500
Shea Homes LP to John and Glenda Holt
APN: 031-283-034Marina

See ESCROWS next page

PUBLIC NOTICES

SUPERIOR COURT OF CALIFORNIA
COUNTY OF MONTEREY

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25CV003478
TO ALL INTERESTED PERSONS: Petitioner, GIANA LYNN ESPARZA, filed a petition with this court for a decree changing names as follows:
A. Present name:
GIANA LYNN ESPARZA
Proposed name:
GIANA GEORGE ZUBILLAGA ESPARZA

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING:
DATE: Sept. 2, 2025
TIME: 10:00 a.m.
DEPT: 14
The address of the court is 1200 Aquajito Road, Monterey, CA 93940.
(s) Thomas W. Wills
Judge of the Superior Court
Date filed: July 8, 2025
Publication Dates: July 25, Aug. 1, 8, 15, 2025. (PC 751)

SUPERIOR COURT OF CALIFORNIA
COUNTY OF MONTEREY

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25CV003580
TO ALL INTERESTED PERSONS: Petitioner, J. A. FOX FIORENTINO, filed a petition with this court for a decree changing names as follows:
A. Present name:
J. A. FOX FIORENTINO
Proposed name:
FOX JOSEPH FIORENTINO

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition

should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING:
DATE: Sept. 9, 2025
TIME: 11:00 a.m.
DEPT: 13
The address of the court is 1200 Aquajito Road, Monterey, CA 93940.
(s) Hon. Thomas W. Wills
Judge of the Superior Court
Date filed: July 14, 2025
Publication Dates: July 25, Aug. 1, 8, 15, 2025. (PC 752)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251203
Filing type: NEW FILING - with CHANGE(S) from the previous filing. The following person(s) is (are) doing business as: **TORO, Dolores 5 S/E of 5th, Carmel, CA 93921.**
County of Principal Place of Business: MONTEREY
KF TORO INC, P.O. Box 7203, 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 June 1, 2021.
S/Kristen Ridout, President
Date: July 2, 2025
This statement was filed with the County Clerk of Monterey County on July 2, 2025.
Publication Dates: July 25, Aug. 1, 8, 15, 2025. (PC 753)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251280
Filing type: ORIGINAL FILING. The following person(s) is (are) doing business as:
1. SAY YES MAMA GROUP
2. SAY YES MAMA HOSPITALITY
3. SAY YES MAMA
NW Corner Junipero & Vista, Carmel by the Sea, California 93921.
County of Principal Place of Business: MONTEREY
DOUBLE A INC, P.O. Box 2323, Carmel by the Sea, California 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 Jan. 3, 2022.
S/Anthony Carnazzo, CEO
Date: July 16, 2025
This statement was filed with the County Clerk of Monterey County on July 16, 2025.

Publication Dates: July 25, Aug. 1, 8, 15, 2025. (PC 755)
**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251236
Filing type: ORIGINAL FILING. The following person(s) is (are) doing business as:
JGM PLASTERING, 3109 Seacrest Ave., Apt. A5, Marina, CA 93933.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JOSE GUADALUPE MUNOZ, P.O. Box 683, 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 N/A.
S/Jose Munoz
Date signed: July 9, 2025
This statement was filed with the County Clerk of Monterey County on July 9, 2025.
Publication Dates: July 25, Aug. 1, 8, 15, 2025 (PC 756)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251224
The following person(s) is (are) doing business as:
Love's Alternative Energy, 1264 De La Torre, Salinas, CA 93905
County of MONTEREY
Registrant(s):
Trillium USA Company, LLC, 10601 N PENNSYLVANIA AVE, OKLAHOMA CITY, OK 73120
This business is conducted by a limited liability company
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
Trillium USA Company, LLC
S/ Spencer W. Haines, Vice President
This statement was filed with the County Clerk of Monterey County on 07/08/2025.
7/25, 8/1, 8/8, 8/15/25
CNS-3949465#
CARMEL PINE CONE
Publication Dates: July 25, Aug. 1, 8, 15, 2025. (PC 757)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251225
The following person(s) is (are) doing business as:
Love's Alternative Energy, 14201 Del Monte Blvd, Marina, CA 93933
County of MONTEREY
Registrant(s):
Trillium USA Company, LLC, 10601 N PENNSYLVANIA AVE, OKLAHOMA CITY, OK 73120
This business is conducted by a limited liability company
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
Trillium USA Company, LLC
S/ Spencer W. Haines, Vice President
This statement was filed with the County Clerk of Monterey County on 07/08/2025.
7/25, 8/1, 8/8, 8/15/25

CNS-3949462#
CARMEL PINE CONE
Publication Dates: July 25, Aug. 1, 8, 15, 2025. (PC 758)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251235
The following person(s) is(are) doing business as:
Elite Fitness, 1587 Atherton Way, Salinas, CA 93906, County of Monterey
Registered Owner(s):
Christian Burrula
This business is conducted by an Individual
Registrant commenced to transact business under the fictitious business name listed above on 06/17/2025
S/ Christian Burrula
This statement was filed with the County Clerk of Monterey County on 07/08/2025
7/25, 8/1, 8/8, 8/15/25
CNS-3948799#
CARMEL PINE CONE
Publication Dates: July 25, Aug. 1, 8, 15, 2025. (PC 759)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251198
Filing type: ORIGINAL FILING. The following person(s) is (are) doing business as:
MIKE'S PIZZA, 318 Alta St., Gonzales, CA 93926.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
MARIA ANGELICA HERNANDEZ, P.O. Box 839, 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 Jan 1, 1994.
S/Maria Angelica Hernandez
Date signed: July 2, 2025
This statement was filed with the County Clerk of Monterey County on July 2, 2025.
Publication Dates: July 25, Aug. 1, 8, 15, 2025 (PC 762)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251060
Filing type: ORIGINAL FILING. The following person(s) is (are) doing business as:
J & Y AUTO BODY COLLISION, 329 N. Main St., Salinas, CA 93901.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JULIO LOPEZ VALDES.
This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on June 2, 2025.
S/Julio Lopez Valdes
Date signed: June 6, 2025
This statement was filed with the County Clerk of Monterey County on June 6, 2025.
Publication Dates: July 18, 25, Aug. 1, 8, 2025 (PC 763)

HTTPS://CARMELPINECONE.COM

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251268
The following person(s) is(are) doing business as:
WinnResidential-Walnut Grove, 1002 Walnut Avenue, Greenfield, CA 93927, County of Monterey
Registered Owner(s):
LLAM Realty Management, Inc., 5200 North Palm Avenue, Suite 109 Fresno, CA 93704
This business is conducted by a limited partnership
Registrant commenced to transact business under the fictitious business name listed above on 10/01/2019
S/ Michael T. Putziger
This statement was filed with the County Clerk of Monterey County on 07/14/2025
8/1, 8/8, 8/15, 8/22/25
CNS-3950325#
CARMEL PINE CONE
Publication Dates: Aug. 1, 8, 15, 22, 2025. (PC 801)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251312
Filing type: ORIGINAL FILING. The following person(s) is (are) doing business as: **MODFRUIT, 3650 The Barnyard, Unit D-23, Carmel, CA 93923.**
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
MODFRUIT LLC, 3650 The Barnyard, Unit D-23, Carmel, CA 93923.
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 July 21, 2025.
S/Lauren Dwight, Member
Date: July 21, 2025
This statement was filed with the County Clerk of Monterey County on July 21, 2025.
Publication Dates: Aug. 1, 8, 15, 22, 2025. (PC 802)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251320
Filing type: ORIGINAL FILING. The following person(s) is (are) doing business as:
THE JACANA GROUP, 220 Dunecrest Ave. #A, Monterey, CA 93940.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
BENJAMIN A. NURSE, JR, P.O. BOX 1267, MONTEREY, CA 93942.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Feb. 1, 2009.
S/Benjamin A. Nurse, Jr.
Date signed: July 23, 2025
This statement was filed with the County Clerk of Monterey County on July 23, 2025.
Publication Dates: Aug. 1, 8, 15, 22, 2025 (PC 803)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251292
The following person(s) is (are) doing business as:
JULIA SALVADOR RAMIREZ, 334 Chaparral St., Salinas, CA 93906.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JULIA SALVADOR RAMIREZ.
This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on March 15, 2025.
S/Julia Salvador Ramirez
Date signed: July 17, 2025
This statement was filed with the County Clerk of Monterey County on July 17, 2025.
Publication Dates: Aug. 1, 8, 15, 22, 2025 (PC 804)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251306
The following person(s) is(are) doing business as:
Main Event Transportation, 5 Justin Court, Monterey, CA 93940, County of Monterey
Registered Owner(s):
GT Monterey, LLC, 2201 W. Broad Street, Suite 105, Richmond, VA 23220; CA
This business is conducted by a limited liability company
Registrant commenced to transact business under the fictitious business name listed above on 04/22/2019
S/ Brad M. Hungate, Manager
This statement was filed with the County Clerk of Monterey County on 07/21/2025
8/1, 8/8, 8/15, 8/22/25
CNS-3951215#
CARMEL PINE CONE
Publication Dates: Aug. 1, 8, 15, 22, 2025. (PC 805)

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. 20251361
Filing type: ORIGINAL FILING. The following person(s) is (are) doing business as: **INDETE CORPORATION, 3348 Paul Davis Drive, Suite 109, Marina, CA 93933.**
County of Principal Place of Business: MONTEREY
OHM AERO CORPORATION, 3785 Via Nona Marie, Suite 108 PMB 40, Carmel, California 93923.
State of Inc./Org./Reg.: DE
This business is conducted by a corporation. Registrant commenced to transact business under the fictitious business name or names listed above on July 29, 2025.
S/Matthew Charles Rowe, CFO
Date: July 29, 2025
This statement was filed with the County Clerk of Monterey County on July 29, 2025.
Publication Dates: Aug. 1, 8, 15, 22, 2025. (PC 810)

LEGALS DEADLINE: TUESDAY 3:00 PM
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ESCROWS

From previous page

Marina (con't.)

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Sabrina Wadsworth and Michelle Wilsdon to Dat and Maggie Nguyen
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3068 Arroyo Drive — \$1,667,500
The Sea Haven LLC to Ruiqi Ma and Shawn Sharafkah
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Warren Desouza and Kimberly Nelson to Ken Lin
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Monterey

303 Del Robles Avenue — \$1,095,000
Jennifer and William Bodensteiner to Kiichi Yokota
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35 Deer Forest Drive — \$1,200,000
Kiyoshi Io to Patrick Corrigan
APN: 101-301-008

1 Surf Way unit 222 — \$1,212,500
Beverly Shepard to Mark and Cristina Vukajilovic
APN: 011-442-032

1275 Josselyn Canyon Road — \$1,355,500
Wanda Christiansen to Dianne Shumay
APN: 101-211-003

630 Terry Street — \$1,590,000
Joseph and Felisa Cowles to Lessie Miller
APN: 001-168-020

124 Sea Foam Avenue — \$1,908,500
Scott Hutchins to Samuel and Diane Chan
APN: 011-462-043

2 Black Tail Lane — \$2,200,000
Harold and Elisabeth Kim to John Hiestand and Amy Ajello
APN: 101-301-010

Pacific Grove

138 17th Street — \$1,347,000
Jane and David Duperrault to Aimee and Michael German
APN: 006-163-004

954 Sea Palm Avenue — \$1,560,000
Wendy and John Birks to Peter and Ann Boucher
APN: 006-062-013

543 Spruce Avenue — \$2,000,000
Robert and Maureen Boese to Brian and Emlie Minarcik
APN: 006-486-002

Pebble Beach

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Nicole Ladd and Crystal Bacabe to Samuel Maggio and Darla Barsoian
APN: 008-123-014

2823 Congress Road — \$3,400,000
Anthony and Christina Marcon to Thomas and Leslie Ward
APN: 007-103-010

1139 Porque Lane — \$10,900,000
Fenton Family LP to Timothy Armour and Del Mar Trust
APN: 008-281-009

Seaside

1037 Highland Street unit A — \$552,000
Pete Basset to Peter Ruiz
APN: 012-423-020

1565 Luzern Street — \$760,000
Ruiqi Ma to Ernesto Lopez and Geobany Lopez
APN: 012-213-007

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