

SECTION RE ■ August 22-28, 2025

Open Houses on page 10RE

The Carmel Pine Cone

Real Estate



■ This week's cover property, located in Carmel Valley,
is presented by John Romley
of Monterey Coast Realty (See Page 2RE)



Monterey
Coast Realty

About the Cover

The Carmel Pine Cone

Real Estate

August 22-28, 2025



11 Southbank Road, Carmel Valley
2 Beds, 2 Baths | 1,255 Sq. Ft. | \$1,035,000
11SouthbankRoad.com

Welcome to an idyllic balance of natural beauty, character, and convenience. Located just a few blocks from Carmel Valley Village and tucked away in a picturesque setting, this single level 2 bedroom and 2 bathroom home encapsulates the countless joys of country living. Whether it's the simplicity of gardening among the majestic oaks while listening to the nearby seasonal creek or relaxing with a book by the wood stove fireplace in the vaulted redwood ceiling living room, this property offers a variety of exciting activities both indoors and out. Additional features include an updated kitchen with exposed beams and copper farmhouse sink, stunning interior natural light, multiple exterior entertainment areas, and EV charging station. Easy access to Garland Ranch Regional Park and Carmel River, situated in the desirable Carmel Unified School District, and surrounded by award-winning locally owned businesses. This is a special community and this well loved home awaits its next chapter.

John Romley REALTOR®
831.574.9393 | john@johnromley.com
johnromley.com
DRE#01966766



**LOOKING FOR A HOME
IN PARADISE?
CALL ME!**



TOM BRUCE
TOM@TOMBRUCE.COM
831.277.7200
LIC. #00804595

Real Estate Sales Aug. 10 - 16

Escrows closed: 35
Total value: \$63,466,500

Carmel

Eighth Avenue, 2 NE of Forest Road — \$1,400,000
Nadine Younger to Ivan and Orsolya Teodorovic
APN: 009-202-028

Camino del Monte, SE corner of San Carlos Street — \$1,955,000
Irwin and Vivian Eskanos to Bahnam and Firouzeh Shiralian
APN: 010-391-014

See **HOME SALES** page 8RE

CLASSIC CARMEL VALLEY CHARM

4 beds, 2.5 baths ♦ \$2,395,000 ♦ 929WCarmelValleyRoad.com

OPEN HOUSE SATURDAY 11AM-1PM
929 W. Carmel Valley Road



The Definitive Expert in Carmel Real Estate
LISA TALLEY DEAN
831.521.4855
LISATALLEYDEANPROPERTIES.COM
Broker Associate | DRE#01401218



CARMEL REALTY COMPANY
ESTABLISHED 1913



Meet The Agency Carmel's Listings

THEAGENCYRE.COM



31499 VIA LAS ROSAS, CARMEL VALLEY | \$3,300,000
4 BEDROOMS | 2.5 BATHROOMS | 2,826 SQ. FT. | 2.61 ACRE LOT
KATHERINE HUDSON
831.293.4878 | LIC. #01363054



25681 WHIP ROAD. MONTEREY | \$2,150,000
4 BEDROOMS | 3 BATHROOMS | 3,624 SQ. FT. | 1.11 ACRE LOT
CICILY STERLING
831.402.7174 | LIC. #01921334



4021 SUNRIDGE ROAD, PEBBLE BEACH | \$2,355,000
4 BEDROOMS | 3 BATHROOMS | 2,330 SQ. FT. | 30,226 SQ. FT. LOT
JIM LOWELL
831.902.0777 | LIC. #00883474



SOLD



3349 17 MILE DRIVE, PEBBLE BEACH | \$7,900,000
5 BEDROOMS | 4 BATHROOMS | 11,000 SQ. FT. | 1.72 ACRE LOT
TOM BRUCE
831.277.7200 | LIC. #00804595

THE MONTEREY PENINSULA

LUXURY PROPERTIES



OPEN SUN 2PM-4PM
Casanova 7 NW of Ocean

Carmel ■ 4 beds, 4.5 baths ■ \$10,900,000 ■ www.Casanova7NWofOcean.com



Carmel ■ 4 beds, 3.5 baths ■ \$6,750,000 ■ www.Casanova5NWofOcean.com



Carmel ■ 3 beds, 2.5 baths ■ \$2,995,000 ■ www.209Crest.com



OPEN SAT 2PM-4PM
& SUN 1PM-3PM
SW CNR Camino Real & 4th Ave.

Carmel ■ 2 beds, 2 baths ■ \$2,695,000 ■ www.SWCornerCaminoRealAnd4th.com



Pebble Beach ■ 5 beds, 4 baths ■ \$2,499,000 ■ www.1158Chaparral.com



Carmel ■ 3 beds, 3.5 baths ■ \$2,495,000 ■ www.28086BarnWay.com



OPEN SUN 1PM-4PM
5165 Carmel Valley Road

Carmel ■ 2 beds, 1 bath ■ \$1,950,000 ■ www.5165CarmelValleyRoad.com



Carmel ■ 4 beds, 3 baths ■ \$1,395,000 ■ www.GreenridgeViews.com

POLICE LOG

From page 4A

WEDNESDAY, AUGUST 6

Pacific Grove: A cell phone was found on Central Avenue and turned in to the police department.

Pacific Grove: Found dog at large at Lighthouse and Ninth was brought to the department. Owner unknown.

Pacific Grove: Bicycle taken from an un-

locked shed on Carmel Valley Road.

Carmel area: APS report of possible physical and psychological abuse at a residence on San Luis Avenue.

Carmel area: Possible elder financial abuse at a residence on Outlook Drive.

Pebble Beach: Possible elder physical abuse and neglect at a residence on Bird Rock Road.

THURSDAY, AUGUST 7

Carmel-by-the-Sea: Firearm surrender by a resident at Santa Rita and First.

Carmel-by-the-Sea: Traffic collision, hit-and-run on Dolores Street. Vehicles were drivable.

Pacific Grove: Cite and release at Carmel Avenue and Lighthouse of a 34-year-old male for driving on a suspended/revoked license.

Pacific Grove: Report of vandalism to a wooden butterfly statue on Forest Avenue.

Pacific Grove: Cell phone found at Ocean View Boulevard and Carmel Avenue and turned in to the police department.

Pacific Grove: Vehicle on Grove Acre was marked for 72-hour parking.

Pacific Grove: A baby backpack was

found on Central Avenue.

Big Sur: Online report regarding lost headphones on Highway 1.

Carmel Valley: APS report of neglect at a residence on East Carmel Valley Road.

Pebble Beach: APS report of possible financial abuse involving a Forest Lake Road resident.

Carmel Valley: A family disturbance was reported on Carmel Valley Road.

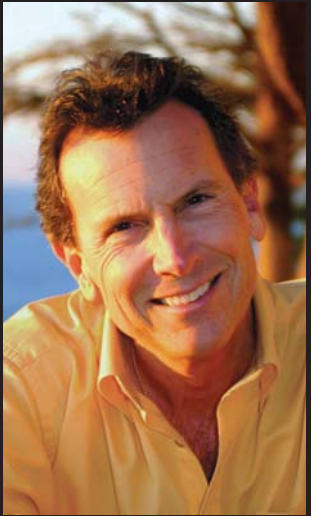
Carmel area: Resident reported suspicious circumstances on Carmel Rancho Lane.

Carmel Valley: Deputies conducted a welfare check on a juvenile on Carmel Valley Road.

“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



80-ACRE PRIVATE RANCH
Heritage Oaks & Panoramic Mountain Views
770 Limekiln Road, Hollister | \$6,560,000



Sotheby's
INTERNATIONAL REALTY

We pay for news photos!

The Carmel Pine Cone will pay up to \$50 for photos of newsworthy events around the Monterey Peninsula. Submit yours to news@carmelpinecone.com.

Payment made for photos accepted for publication.

OPEN SATURDAY & SUNDAY 12 - 3



SANTA FE 2 NW OF 3RD, CARMEL
2 beds 2 baths + bonus room | 1442± sq. ft.
Bright inside | Indoor, outdoor living | Close to town | \$2,390,000



SOLD

1700 Luxton St. Seaside
2 beds, 1 bath | 783± sq. ft
Corner lot | Newer roof Low maintenance front & back yard



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

Sotheby's
INTERNATIONAL REALTY

To advertise in The Carmel Pine Cone Real Estate Section contact jung@carmelpinecone.com (831) 274-8646

BEN ZOLLER | *Producing Remarkable Results*

FEATURED *Luxury* LISTINGS

NEWLY BUILT MONTERRA ESTATE



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

PRIVATE MONTERRA RANCH ESTATE



4 Beds, 4.5 Baths ♦ \$5,695,000
7595PaseoVista.com

TIMELESS CARMEL-BY-THE-SEA GEM



OPEN HOUSE | Sat 11am-2pm & Sun 2pm-4pm

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

CARMEL VALLEY RANCH TOWNHOUSE



2 Beds, 2 Baths ♦ \$1,995,000
28092BarnWay.com

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



BEN ZOLLER 831.595.0676

BenZollerProperties.com
Ben@CarmelRealtyCompany.com
REALTOR* | DRE#01967810



CARMEL REALTY COMPANY
ESTABLISHED 1913

MEMBER OF
REGENTS
WHILE YOU OWN IN CARMEL, YOU BELONG



The ones who'll get your home seen

Sotheby's
INTERNATIONAL REALTY



OPEN SAT 1-3 PM

311 Walnut Street, Pacific Grove

3 BD | 2 BA | 1,481± SQ. FT. | 0.11± ACRE LOT
\$1,748,000

311WalnutSt.com
Deane Ramoni 831.917.6080
License# 01265751

38 Asoleado Drive, Carmel Valley
2 BD | 2.5 BA | 1,547± SQ. FT. | 10± ACRES LOT
\$1,750,000
38Asoleado.com
Courtney Stanley 831.293.3030
License# 01958169



OPEN SAT 11-1 PM



OPEN SAT & SUN 2-4 PM

338 Watson Street, Monterey

5 BD | 3.5 BA | 1,975± SQ. FT. | 6,507± SQ. FT. LOT
\$1,525,000

338Watson.com
Doug Steiny 831.236.7363
License# 00681652



OPEN SUN 12-2 PM

25145 North Carmel Hills Drive, Carmel

2 BD | 1 BA | 1,090± SQ. FT. | 0.26± ACRE LOT
\$1,295,000

BluhmTeam.com
The Bluhm Team 831.877.3440
License# 01075634, 02012679 & 01876835

53 Southbank Road, Carmel Valley
4 BD | 2 BA | 1,768± SQ. FT. | 1.12± ACRES LOT
\$1,195,000
53SouthbankRoad.com
Kirsten Tarman 831.333.6995
License# 01388595



65 Hitchcock Canyon, Carmel Valley

2 BD | 1 BA | 800± SQ. FT. | 2.5± ACRES LOT
\$899,000

65Hitchcock.com
Kristin Dotterrer 831.262.2301
License# 02142256



OPEN SA 10-2 PM & SU 2-4 PM

192 Hacienda Carmel, Carmel

2 BD | 2 BA | 910± SQ. FT.
\$795,000

192Hacienda.com
Doug Steiny 831.236.7363
License# 00681652

3528 Lazzarro Drive, Carmel
0.44± ACRE LOT
\$750,000
CarmelCoastalLot.com
Laura & Kent Ciucci 831.236.8571
License# 01135238 & 01708994



3309 Golden Oaks Lane, Monterey

1 BD | 1 BA | 656± SQ. FT.
\$565,000

3309GoldenOaksLane.com
Patrick & Katie Ryan 831.238.8116
License# 01957809 & 01970033

A young pitcher’s role in my struggle to remain relevant in a virtual world

IT IS the peculiar burden of my generation to have lived long enough to witness the acceleration of everything. We’ve seen the world change from rotary phones to smartphones, from encyclopedias to Google, and from letters to emails to texts that arrive faster than thoughts. We are living libraries in a world that increasingly prefers

Wikipedia. Artificial intelligence hit me like a sentence I couldn’t parse — all the words were familiar, but the meaning kept slipping away. To learn the basics, I subscribed to a newsletter for AI newbies. The newsletter was written in English, but it was not the mother tongue I use. One of

the topics covered was, “Create a self-updating slide deck with Manus,” which turned out to be “an AI super agent that can handle complex, multi-step tasks to build professional and data-rich slide decks automatically — without the manual work.” I canceled the newsletter. The anxiety that comes from trying to stay relevant and worrying that your life’s work won’t be the slightest bit interesting to the next generation is a feeling that has caught up with me. I’ve spent decades learning to under-

Scenic Views

By JERRY GERVASE

stand what makes a story worth telling. There is no good answer to a question I am often asked, “How long does it take to write a column?” because polishing, editing and rewriting are what take the most time. Now, I find myself worrying that machines might do the same work not only faster, but better, and without the need for editing, spell-checking or polishing. What, exactly, am I leaving behind, if what I do can be replicated by algorithms?

Unique toast

The anxiety isn’t only professional — it’s existential. What happens to the totality of who we are? The machines might replicate our professional skills, but they’re also quietly erasing the evidence that we existed at all. Photo albums have become “the cloud” — searchable and instantly accessible, but somehow less real. Physical letters that revealed personality in handwriting are now text messages that disappear. The peculiar way my mother sang along with songs playing on the radio while she cooked, my father’s unique wine toast, the family jokes that made perfect sense to me but sound flat when explained to others — none of this gets preserved in any form that computers will understand or value. Sure, my kids will carry family lore for a few years, but their children — my grandchildren — have already been electronically body-snatched. Many of the changes I’ve witnessed occurred over a period of years. Now, AI breakthroughs take about as long as my ability to remember why I walked into a room.

I am an obituary reader, often blown away by the

See GERVASE page 8RE



Coming Soon | Steps to Carmel Beach

NW CORNER OF CARMELO & 12TH | CARMEL-BY-THE-SEA

3 Bedroom | 2.5 Bathroom | 1,618 Square Feet

\$5,750,000

Bambace Peterson Team

Co-listed with Lesley Ramos-Lee | Compass

bambacepeterson.com | @bambacepeterson

DRE 01731448 | DRE 01977162

831.200.3178

CarmeloAnd12thCarmel.com



Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 1527235, 1527355, 1356742, 1443161, 19997075, 19353359, 19481027, 18422987, 18594607, 18460711, 1527205, 10790098, 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.

The Carmel Pine Cone



SEPT. 12, 2025

WOMEN IN BUSINESS

The Monterey Peninsula is home to hundreds of small businesses, including many owned and run by dynamic, entrepreneurial women whose success stories are an inspiration to us all.

Be part of it!

CONTACT YOUR REP TODAY!

JUNG YI-CRABBE
(831) 274-8646
jung@carmelpinecone.com

JNR

JAMAL NOORZOY RESIDENTIAL GROUP

REPRESENTING SELLERS OF & BUYERS FOR DISTINCTIVE HOMES & ESTATES FOR OVER THREE DECADES



OPPORTUNITY AWAITS IN THE GOLDEN RECTANGLE | 6,000 Sq. Ft. Lot & 2,050 Sq. Ft. House with Plans to Renovate
Carmel-by-the-Sea ♦ \$4,250,000 ♦ 3SWMonteVerdeAnd13th.com



Ocean, Green Fairways & Sunset Views from Every Room
Pebble Beach ♦ \$11,500,000 ♦ 336517MileDrive.com



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



Scan to view the interactive map of our sales portfolio
or visit JamalNoorzoyResidential.com



JAMAL NOORZOY 831.277.5544
REALTOR® | DRE#01119622

SHARMAINE TORREY
Broker Associate
Monterey Coast Realty | DRE#02071666

ROBERT NOORZOY
Team Member

KIM BARTHOLOMAY
REALTOR®
Monterey Coast Realty | DRE#02145274



3 Rancho San Carlos Road, Carmel Valley — \$5,500,000



4013 Los Altos Drive, Pebble Beach — \$4,100,000



5043 Sunset Vista Drive, Seaside — \$1,590,000

HOME SALES

From page 2RE

Carmel (con’t.)

26217 Atherton Place — \$2,500,000
Alejandra Solomone and Chew Trust to Hans and Ingrid Luders
APN: 009-312-012

Carmel Highlands

176 Sonoma Lane — \$1,575,000
Donald and Linda Burnett Trust to Parmvir and Jasmeet Batth
APN: 241-311-015

Carmel Valley

599 Country Club Drive — \$581,000
Kenneth Wong to George and Vilma Vea
APN: 187-021-027

72 Del Mesa Carmel — \$640,000
Michael Mercer and Shawn Beese to Nancy Gareton and Janice Hufnagl
APN: 015-446-010

142 Del Mesa Carmel — \$920,000
Christopher and Stephanie Murphy to Robert Mayer and

Brenda Sorensen
APN: 015-449-007

205 Hacienda Carmel — \$1,020,000
Valerie Fern and Wendy Bates to Michael and Neal McMahan
APN: 015-346-009

20 Woodside Drive — \$1,251,000
Daniel and Nancy Hazen to Charles Dyer
APN: 187-421-025

9000 Carmel Valley Road — \$1,550,000
Michelle Cornejo to Luke Proskne
APN: 169-151-011

8543 Carmel Valley Road — \$1,650,000
Paul and Johanna Wainscoat to Northern California Congregational Retirement Homes Inc.
APN: 169-061-017

9583 Redwood Court — \$2,100,000
Kerry Horner and Christian Pfeiffer to Kenneth and Shelley Kroopf
APN: 416-531-040

8680 River Meadows Road — \$3,800,000
Jason and Michelle Seifert to Brevet Partners LLC
APN: 416-028-014

3 Rancho San Carlos Road — \$5,500,000
Carol and Jack Eugster to Dennis Mozingo
APN: 239-102-012

Highway 68

23799 Salinas-Monterey Highway unit 35 — \$805,000
Taylor and Shyla Broach to Zeke and Alicia Massie
APN: 161-572-011

Marina

2714 Bungalow Drive — \$1,200,000
William and Annee Martin to Plaza Associates of Carmel LLC
APN: 031-256-040

2501 Ocean Bluff Avenue — \$1,217,000
Shea Homes LP to Susan Sakmar and Dallas Hobbs
APN: 031-284-024

2727 Sea Glass Avenue — \$1,225,000
Jean and Katie Abraham to Delbert and Bethany Jones
APN: 031-256-049

Ninth Street — \$1,278,000
Shea Homes LP to Roger and Wanda Bailey
APN: 031-283-035

See **ESCROWS** page 14RE

Open Fri, 12-2 pm & Sun, 12-3 pm



705 Union Street, Pacific Grove
3 beds | 2 bath | 1,448± sf | \$1,595,000
705UnionSt.com

Open Fri, 3-6 pm



1609 Soto St, Seaside
3 beds | 1.5 bath | 1,107± sf
5,500± sf lot | \$860,000
1609SotoSt.com



35 Via Castanada, Monterey
4 bed | 4 bath | 2,654± sf
0.21± acres | \$1,700,000
35ViaCastanada.com



Joe Gallagher, Realtor
831.917.1631
joe.gallagher@sothebys.realty
www.joegallagher.realtor
DRE: 01962982

Sotheby's
INTERNATIONAL REALTY

GERVASE

From page 6RE

accomplishments of members of our community. Yet, reading phrases like, “greatest joy was spending time with family,” “kind, gentle, and empathetic,” “devilish grin and twinkling blue eyes,” “animal lover” or “a spirit of beauty and grace,” makes me I wish I had known the deceased. I hope their legacies live on.

Maybe teaching old brains new tricks isn’t about keeping up with technology. Maybe it’s about teaching technology what it still has to learn from us. The machines may be able to write the words, but it’s taken me 89 years of living to know which ones matter.

Speak up

Hope that the pendulum hadn’t swung too far came in a surprising way. I have a grandnephew who is talented baseball pitcher, recently acquired by the Los Angeles Dodgers. A friend asked me if he’d been assigned to the Dodgers Triple-A farm team in Oklahoma City. I wasn’t sure, so I asked my iPhone assistant for the answer. “Siri,” I said clearly, “where is Paul Gervase playing baseball? Nothing. I repeated the question, only louder. Still

nothing. Finally, in frustration, I let out a long sigh — the kind of sigh that carries decades of accumulated impatience with technology that promises to make life easier but mostly makes it more complicated.

“I’m sorry,” Siri chirped back, “I didn’t understand that.”

Of course she couldn’t understand! That sigh contained multitudes of thoughts. My irritation with the phone, yes, but also my frustration in not being able to learn where Paul was. Later his dad told me he was, indeed, in Oklahoma City, and would be called up to the big leagues when rosters were expanded in September.

The exchange made me realize that devices that claim to understand us can miss the most human parts of communication. They can process words, but they can’t read the spaces between them, the weight of silence, the meaning embedded in a defeated sigh.

What exactly, am I leaving behind if I can be replicated by algorithms? Plenty. My legacy isn’t threatened by what machines can do. It’s defined by what only humans can do — be animal lovers, spend time with family, have a spirit of beauty and grace, love imperfectly, remember selectively, hope irrationally and find meaning in the spaces between words.

Contact Jerry at jerrygervase@yahoo.com.

Thinking of buying or selling a house in the Monterey Peninsula?
Be sure to use a realtor who advertises in The Pine Cone.
They care about the community ... and they care about you!



THE ENCLAVE ELEGANCE

5 FAIRWAY COURT,
SEASIDE



Listed by
Zach Goldman
831.392.6993
DRE#01389092

4 BEDS • 3 BATHS • 3,604 SQ.FT
\$2,799,000
5FAIRWAY.COM

- Single-Level Home
- Bayonet Black Horse Golf Course
- Bocce Ball Court
- Ocean View



LUXURY ESTATE IN APTOS

122 ZANZIBAR DRIVE
APTOS



Listed by
Lori Keys
831.277.7283
DRE#01509675

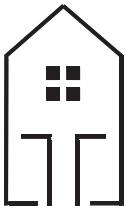
4 BEDS • 4.5 BATHS • 4,399 SQ.FT
\$3,997,000
122ZANZIBAR.COM

- Ocean Views
- Private Balconies
- Colossal Dome Skylight
- Hillside Estate



TEAM MCMULLEN
CROSSCOUNTRY MORTGAGE™

831.210.4034
Jeff McMullen
NMLS694626



THE
RUIZ
GROUP

831.877.2057
Pete Ruiz
DRE#01974535

KELLERWILLIAMS

Luxury

INTERNATIONAL

Keller Williams Realty
29251 Highway 1, Carmel, CA 93923

APTOS		
\$645,000	1bd 1ba	Sa 12-3
221 Seascape Resort Dr Sotheby's Int'l RE		
		Aptos 251-1985
\$999,800	2bd 1ba	Sa Su 1-4
525 Laverne Avenue Sotheby's Int'l RE		
		Aptos 566-2263
BIG SUR		
\$870,000	0bd 0ba	Sa 1:30-3:30
8 E. Coastlands Sotheby's Int'l RE		
		Big Sur 402-5877

CARMEL		
\$650,000	1bd 1ba	Sa Su 1-3
125 Del Mesa Carmel Sotheby's Int'l RE		
		Carmel 293-3391 / 521-0680
\$795,000	2bd 2ba	Sa 10-2 Su 2-4
192 Hacienda Carmel Sotheby's Int'l RE		
		Carmel 277-9022 / 238-0464
\$899,000	2bd 2ba	Su 1-3
114 Hacienda Carmel Compass		
		Carmel 915-9710
\$1,050,000	2bd 2ba	Sa 1-3
3391 Carpenter Rd Coldwell Banker Realty		
		Carmel 917-3966
\$1,120,000	2bd 2ba	Sa Su 1-3
254 Del Mesa Carmel Sotheby's Int'l RE		
		Carmel 333-6060
\$1,125,000	2bd 2.5ba	Fr Sa 3-5:30 Su 1-3
3850 Rio Road #7 Sotheby's Int'l RE		
		Carmel 917-9886
\$1,295,000	2bd 1ba	Su 12-2
25145 N Carmel Hills Drive Sotheby's Int'l RE		
		Carmel 521-4118
\$1,400,000	3bd 2ba	Sa 1-3 Su 12-2
9365 Los Prados Sotheby's Int'l RE		
		Carmel 277-8622 / 530-400-7593
\$1,625,000	3bd 3ba	Su 2-4
3594 Eastfield Ct Coldwell Banker Realty		
		Carmel 917-7029
\$1,795,000	3bd 3ba	Sa 11-1 Su 1-3
95 Corona Way Sotheby's Int'l RE		
		Carmel 915-8688

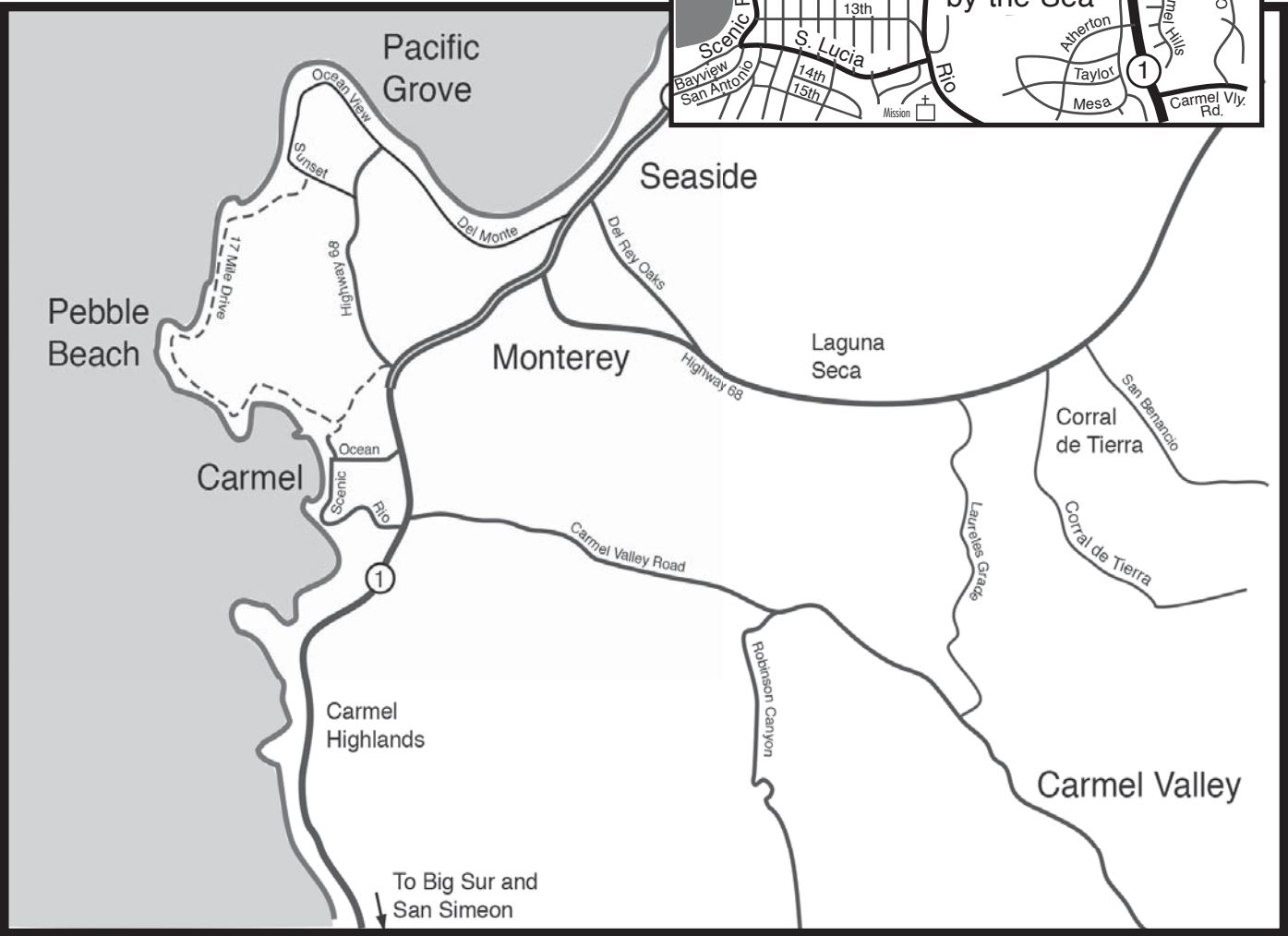


\$1,950,000	2bd 1ba	Su 1-4
5165 Carmel Valley Road Carmel Realty Company		
		Carmel 233-4839
\$2,159,000	3bd 2ba	Sa 11:30-1
3050 Ribera Rd Coldwell Banker Realty		
		Carmel 917-7029
\$2,390,000	2bd 2ba	Sa Su 12-3
Santa Fe NW of 3rd Avenue Sotheby's Int'l RE		
		Carmel 238-8029 / 320-1109
\$2,395,000	4bd 2.5ba	Sa 11-1
929 W Carmel Valley Road Carmel Realty Company		
		Carmel 521-4855
\$2,695,000	2bd 2ba	Sa 2-4 Su 1-3
SW Corner Camino Real & 4th Ave Carmel Realty Company		
		Carmel 521-4855
\$2,799,000	3bd 3ba	Sa Su 1-3
SE Corner Santa Rita & 6th Sotheby's Int'l RE		
		Carmel 214-2250
\$2,995,000	4bd 2ba	Fr 1-4 Sa 10-12, 1-4 Su 10-12:30
25905 Junipero Ave The Ruiz Group, Keller Williams Inc.		
		Carmel 224-0020
\$2,999,000	3bd 3.5ba	Su 12-2
Santa Rita 2 SW of 5th Coldwell Banker Realty		
		Carmel 917-5646
\$3,150,000	2bd 2ba	Sa 12-3 Su 1-3
Santa Fe 4 SE of Ocean Ave Sotheby's Int'l RE		
		Carmel 925-216-0647 / 238-7559

This Weekend's

OPEN HOUSES

August 22 - 24



\$3,199,000	3bd 3ba	Sa 1-3
Forest 5 SW of 7th Avenue Carmel Realty Company		
		Carmel 915-6187
\$3,575,000	4bd 3ba	Su 1-3
24587 Castro Lane Compass		
		Carmel 236-5290
\$3,849,000	3bd 2ba	Sa 12-2
Camino Real 5 SW of 13th Ave Compass		
		Carmel 238-1380
\$4,200,000	3bd 2ba	Sa 1-3
Lopez 8 NE of 4th Ave Compass		
		Carmel 238-2022
\$4,250,000	3bd 3.5ba	Sa 1-3 Su 1-4
3 SW Monte Verde & 13th Street Carmel Realty Company		
		Carmel 277-5544 / 884-3868
\$4,575,000	3bd 3.5ba	Sa 2-4 Su 1-3
4 Oak Knoll Way Carmel Realty Company		
		Carmel 521-4855
\$4,650,000	3bd 2ba	Sa 12-3 Su 12-2
12th Avenue 2 SE of Casanova Carmel Realty Company		
		Carmel 915-8153



\$4,395,000	3bd 2ba	Sa 11-2 Su 2-4
12th Avenue 2 NE of Monte Verde Carmel Realty Company		
		Carmel 303-502-6477 / 915-8010
\$4,895,000	4bd 3ba	Sa 12-2 Su 1-3
Mission 4 NE of 10th Ave Coldwell Banker Realty		
		Carmel 917-5646 / 917-3966
\$5,850,000	4bd 3ba	Sa 1-3
Palou 8&9 NW of Casanova Staples Gannaway Team, Compass		
		Carmel 595-0009
\$7,995,000	4bd 4.5ba	Sa 11-1 Su 1-3
228 Lower Walden Rd The Ruiz Group, Keller Williams Inc.		
		Carmel 272-2172 / 650-868-4002
\$10,900,000	4bd 4.5ba	Su 2-4
Casanova 7 NW of Ocean Carmel Realty Company		
		Carmel 250-3399

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

CARMEL VALLEY		
\$1,095,000	2bd 1.5ba	Sa 2-4
18 Camino De Travesia Sotheby's Int'l RE		
		Carmel Valley 297-9805
\$1,275,000	3bd 2ba	Sa 12-3 Su 11-1
11660 McCarthy Rd The Ruiz Group, Keller Williams Inc.		
		Carmel Valley 620-2243
\$1,350,000	5bd 2ba	Sa 12-2 Su 12-3
18 Upper Circle Carmel Valley Realty Co.		
		Carmel Valley 595-4648
\$1,395,000	3bd 2ba	Sa 1-4 Su 12-3
5 Laurel Drive Sotheby's Int'l RE		
		Carmel Valley 402-4394



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

CARMEL VALLEY REALTY COMPANY

\$1,495,000	3bd 3ba	Sa 11-1
31 Asoleado Place Sotheby's Int'l RE		
		Carmel Valley 293-3030
\$1,645,000	3bd 2ba	Su 1-3
77 Paso Hondo #A Sotheby's Int'l RE		
		Carmel Valley 277-8622
\$1,750,000	2bd 2.5ba	Sa 11-1
38 Asoleado Drive Sotheby's Int'l RE		
		Carmel Valley 293-3030
\$1,890,000	3bd 2ba	Sa 2-5
42 Upper Circle Sotheby's Int'l RE		
		Carmel Valley 293-3030
\$1,998,000	5bd 4ba	Sa 1-3
31420 Via La Naranga Sotheby's Int'l RE		
		Carmel Valley 277-3371
\$2,995,000	3bd 2.5ba	Sa 1-3
13369 Middle Canyon Road Sotheby's Int'l RE		
		Carmel Valley 601-6271
\$3,290,000	4bd 3.5ba	Sa Su 2-5
196 Laurel Dr Sotheby's Int'l RE		
		Carmel Valley 293-3030

CORRAL DE TIERRA		
\$1,170,000	3bd 2.5ba	Sa 2-5 Su 1-4
13500 Paseo Terrano Sotheby's Int'l RE		
		Corral de Tierra 238-6152
\$2,299,000	4bd 3ba	Su 1-3
25317 Camino De Chamisal Sotheby's Int'l RE		
		Corral de Tierra 915-2800

LA SELVA BEACH		
\$698,000	1bd 1ba	Sa 1-3
101 Shell Drive 143 Sotheby's Int'l RE		
		La Selva Beach 227-9008

MARINA		
\$1,049,000	3bd 2.5ba	Sa 12-2 Su 12-3
288 Sirena Del Mar The Ruiz Group, Keller Williams Inc.		
		Marina 601-2080
\$1,698,000	6bd 4ba	Sa 11-1:30
465 Russell Way Monterey Coast Realty		
		Marina 293-3668

See OPEN HOUSES next page

HOUSE OF THE WEEK

Beautiful Carmel Valley home with stunning Valley views. Ideal for entertaining, it features outdoor living spaces, a Generac Whole House Generator System, blue bottom pool with heavy duty, retractable safety pool cover, hot tub, and a separate guest house. The main level has the primary bedroom with fireplace, spacious bathroom, and walk-in closet. The second level includes guest bedrooms and a second family room. The main level also includes a cozy family room with fireplace, an office space, home sound system, alarm, and a spectacular high-end kitchen with big Valley views. Minutes from the Village’s restaurants and wineries. Experience the ultimate Carmel Valley life!

Steve Beutel
831.277.1169
LIC. #01215387

Sotheby's
INTERNATIONAL REALTY

15340 Via Los Tulares,
Carmel Valley
4 BD | 3.5 BA | 4,072± SQ. FT.
2.51± ACRES | \$3,795,000
15340ViaLosTulares.com

OPEN HOUSES

From previous page

MONTEREY			
\$592,500	2bd 1.5ba	Sa 11-1:30	Su 2-4
515 Ramona Court #1 Sotheby's Int'l RE			
\$625,000	2bd 1ba	Su 1-4	
461 Dela Vina #209 Compass			
\$925,000	3bd 2.5ba	Sa 1-4	
1360 Josselyn Canyon Road 40 Monterey Coast Realty			
\$1,139,000	3bd 1ba	Su 1-4	
799 Grace Street Carmel Realty Company			
\$1,250,000	3bd 2ba	Sa 1-3	Su 1-4
1109 McClellan Sotheby's Int'l RE			
\$1,525,000	2bd 1ba	Sa Su 2-4	
338 Watson Street Sotheby's Int'l RE			
\$1,700,000	4bd 4ba	Fr 3-6	
35 Via Castanada Sotheby's Int'l RE			
\$1,760,000	2bd 2.5ba	Sa Su 3-7:30	
19 La Playa Street Sotheby's Int'l RE			
\$1,769,000	2bd 1.5ba	Fr Sa 12-2	
457 Wave St Unit 1 The Ruiz Group, Keller Williams Inc.			

\$1,795,000	6bd 4ba	Sa Su 1-3	
301 Euclid Avenue Monterey Coast Realty			
\$1,795,000	3bd 2ba	Su 1-3	
5 Wyndemere Vale Coldwell Banker Realty			
\$1,850,000	4bd 3.5ba	Fr 3-5	Sa 1-4
23 Cramden Drive Sotheby's Int'l RE			
\$2,250,000	3bd 2.5ba	Sa 2-4	Su 11-1:30
18 Deer Stalker Path Sotheby's Int'l RE			
\$2,570,000	5bd 5.5ba	Su 1-3	
401 San Bernabe Drive Compass			
\$2,695,000	3bd 2.5ba	Sa 12-2	
10450 Saddle Rd Coldwell Banker Realty			
\$3,750,000	4bd 3.5ba	Sa 11-2	
500 Estrella Doro Carmel Realty Company			

PACIFIC GROVE			
\$1,250,000	2bd 1.5ba	Su 11-1	
224 16th Street Sotheby's Int'l RE			
\$1,349,000	2bd 2ba	Sa 12:30-2:30	
119 Fountain Ave Coldwell Banker Realty			
\$1,395,000	3bd 2ba	Su 11-1	
723 Eardley Avenue Sotheby's Int'l RE			
\$1,595,000	3bd 2ba	Fr 12-2	Su 12-3
705 Union Street Sotheby's Int'l RE			

\$1,595,000	3bd 3ba	Sa Su 2-4	
2896 Ransford Avenue Sotheby's Int'l RE			
\$1,748,000	3bd 2ba	Sa 1-3	
311 Walnut St Sotheby's Int'l RE			
\$1,935,000	4bd 3ba	Sa 1-3	
388 Central Ave Coldwell Banker Realty			
\$2,197,000	2bd 2ba	Fr 3-5:30	Sa 11-3
222 Wood Street Sotheby's Int'l RE			
\$2,874,000	3bd 2ba	Su 1:30-3:30	
155 12th St The Ruiz Group, Keller Williams Inc.			

PEBBLE BEACH			
\$850,000	2bd 2ba	Su 1-3	
54 Shepherds Knoll Rd Compass			
\$1,798,000	3bd 2.5ba	Sa Su 1-3	
4091 Pine Meadows Way Compass			
\$2,100,000	3bd 3ba	Sa Su 1-3	
4095 Pine Meadows Way Compass			
\$2,800,000	3bd 3.5ba	Sa 11-1	
4071 Los Altos Dr Sotheby's Int'l RE			
\$2,950,000	4bd 2.5ba	Sa 1-3	
1030 Vaquero Road Carmel Realty Company			
\$3,350,000	4bd 3ba	Su 12:30-3	
3125 Bird Rock Road Carmel Realty Company			

\$3,799,000	3bd 3ba	Sa Su 1-3	
3045 Stevenson Drive Sotheby's Int'l RE			
\$5,775,000	4bd 3ba	Sa Su 1-3	
3093 Hacienda Drive Carmel Realty Company			
\$18,200,000	5bd 6.5ba	Sa Su 1-4	
1246 Portola Rd Coldwell Banker Realty			

Pebble Beach reads The Pine Cone

SALINAS			
\$829,000	3bd 2ba	Su 1-3	
19060 Oak Heights Drive Sotheby's Int'l RE			
\$1,150,000	4bd 3ba	Su 2-4	
30 Santa Ana Drive Sotheby's Int'l RE			
\$1,253,000	3bd 2.5ba	Fr Sa 1-3	
13525 Paseo Terrano The Ruiz Group, Keller Williams Inc.			

SEASIDE			
	3bd 1ba	Sa Su 12-3	
1950 Lincoln St The Ruiz Group, Keller Williams Inc.			

WATSONVILLE			
\$1,298,000	2bd 2ba	Sa 12:30-3	
101 Shell Drive #100 Sotheby's Int'l RE			

To publish a legal notice in The Carmel Pine Cone contact irma@carmelpinecone.com 831-274-8645 *(Se habla Español)*

Move-In Ready Single-Level Retreat in Pebble Beach’s Sunridge Pines

4095 Pine Meadows Way, Pebble Beach

3 Beds | 3 Baths | 1,972 SF | 9,583 SF LOT | \$2,100,000



Open Sat & Sun 1pm-3pm



Bailey Papazian

Realtor® | DRE 02094151
baileypapazian.com
831.320.0719

COMPASS

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Numbers 01527235, 01527365, 01991628. 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.

Just Listed | 27812 Crowne Point Drive, Salinas

ELEGANT LAS PALMAS RANCH HOME



4 Beds, 3.5 Baths ■ 3,809 Sq. Ft. ■ 1.81 Acres ■ \$1,750,000 ■ 27812CrownePointDrive.com



MARKET KNOWLEDGE | ETHICS & INTEGRITY | COMMITMENT TO COMMUNITY



A Collaborative Approach to Real Estate

THE ARNOLD TEAM

Arnold-Team.com | Arnold-Team@CarmelRealtyCompany.com

Geoff 831.297.3890 Rebecca 831.241.2600
REALTOR® | DRE#02036451 REALTOR® | DRE#01706104

Danielle Germain 303.502.6477
REALTOR® | Monterey Coast Realty DRE#02154598



CARMEL REALTY COMPANY
ESTABLISHED 1913



PINE CONE PRESTIGE REAL ESTATE CLASSIFIEDS

VACATION RENTALS

CARMEL - beach front, 2bd/2ba, beautiful, historic, close in. See website:
firstcarmelbeachcottage.com



Furnished &
Unfurnished Rentals
831-626-2150
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

PineCone Properties, Inc.

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

831-626-2800
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



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
Rentals@CarmelRealtyCompany.com ■ 831.622.1000

To advertise in our Real Estate
Classifieds contact:
vanessa@carmelpinecone.com
Deadline: Tuesday 3PM

ESCROWS

From page 8RE

Marina (con't.)

2410 Sea Shell Avenue — \$1,598,500

Shea Homes LP to David Wisneski and Min Tang
APN: 031-284-037

2406 Sea Shell Avenue — \$1,619,000

Shea Homes LP to Neema Noori and Nazanin Ahmadiéh
APN: 031-284-039

2408 Sea Shell Avenue — \$1,664,500

Shea Homes LP to Dong Do and Xuan Tran
APN: 031-284-038

Monterey

156 Mar Vista Drive — \$860,000



541 Dry Creek Road, Monterey — \$2,485,000

Michael Rhoden to Victor Rising
APN: 001-884-011

799 Lottie Street — \$975,000

Dean Meyer to Peter Santangeli and Karen Hubbard
APN: 001-204-001



26217 Atherton Place, Carmel — \$2,500,000

1255 Josselyn Canyon Road — \$1,315,000

Michael West and Linda Myers to Brennan Kahl and Benjamin Yue
APN: 101-201-008

See TRANSACTIONS next page

PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251414
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **BUSY BEE DAYCARE, 235 4th St., Gonzales, CA 93926.**
County of Principal Place of Business: MONTEREY
Registered Owner(s): JENNIFER LYNNE YNIGUEZ, P.O. Box 1510, 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 Aug. 1, 2025.
S/Jennifer Lynne Yniguez
Date signed: Aug. 6, 2025
This statement was filed with the County Clerk of Monterey County on Aug. 6, 2025.
Publication Dates: Aug. 15, 22, 29, Sept. 5, 2025 (PC 828)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251362
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **RAINBOW ELDERBERRY BLISS, 930 Casanova Avenue, Apartment 53, Monterey, CA 93940.**
County of Principal Place of Business: MONTEREY
Registered Owner(s): KENNETH WAYNE VILLAFRANCA
THOMAS EDWARD VANNORMAN
LISA MARIE RAINBOWS
This business is conducted by a general partnership.
Registrant commenced to transact business under the fictitious business name or names listed above on July 29, 2025.
S/Kenneth Wayne Villafranca
Date signed: July 29, 2025
This statement was filed with the County Clerk of Monterey County on July 29, 2025.
Publication Dates: Aug. 15, 22, 29, Sept. 5, 2025 (PC 831)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251441
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **GMG ACCOUNTING SERVICES, 9315 Canyon Oak Rd., Salinas, CA 93907.**
County of Principal Place of Business: MONTEREY
Registered Owner(s): GLENDA MOTZ-GAMINO, 9315 Canyon Oak Rd., Salinas, CA 93907
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Aug. 11, 2025.
S/Glenda Motz-Gamino
Date signed: Aug. 11, 2025
This statement was filed with the County Clerk of Monterey County on Aug. 11, 2025.
Publication Dates: Aug. 15, 22, 29, Sept. 5, 2025 (PC 832)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251452
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **MONTEREY COUNTY REPAIRS, 447 Sonora Way, Salinas, CA 93906.**
County of Principal Place of Business: MONTEREY.
Registered Owner(s): JHONI CESAREO MENDOZA.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on March 11, 2025.
S/Jhoni Cesareo Mendoza
Date signed: Aug. 11, 2025
This statement was filed with the County Clerk of Monterey County on Aug. 11, 2025.
Publication Dates: Aug. 15, 22, 29, Sep. 5, 2025 (PC 838)

LEGALS DEADLINE: Tuesday 3:00 pm
legals@carmelpinecone.com
Se Habla Espanol

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251386
The following person(s) is(are) doing business as: **Health Street Cafe, 1760 Fremont Blvd Ste D3, Seaside, CA 93955,** County of Monterey
Registered Owner(s): Hexbox Fitness, LLC, 1864 St Helena St, Seaside, CA 93955
State of Inc./Org./Reg. 201902410064
This business is conducted by a limited liability company
Registrant commenced to transact business under the fictitious business name listed above on Not applicable
S/ Alec Shun Abend, Member
This statement was filed with the County Clerk of Monterey County on 08/01/2025
8/22, 8/29, 9/5, 9/12/25
CNS-3957516#
CARMEL PINE CONE
Publication Dates: Aug. 22, 29, Sept. 5, 12, 2025. (PC 839)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251409
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **TINT MASTERS, PAINT PROTECTION FILM, CERAMIC COATING, CAR AUDIO, 905 Harkins Rd., Unit E, Salinas, CA 93901.**
County of Principal Place of Business: MONTEREY
AUTOMOTIVE MASTERS OF GREENSBORO LLC, 905 Harkins Rd, Unit E, Salinas, CA 93901.
State of Inc./Org./Reg.: NC
This business is conducted by a limited liability company.
Registrant commenced to transact business under the fictitious business name or names listed above on Aug. 5, 2025.
S/Juan Campos, Managing Member
Date signed: Aug. 5, 2025
This statement was filed with the County Clerk of Monterey County on Aug. 5, 2025.
Publication Dates: Aug. 15, 22, 29, Sept. 5, 2025. (PC 842)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251470
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as: **MARINA MINI MART, 320 Reservation Road, Marina, CA 93933.**
County of Principal Place of Business: MONTEREY
Registered Owner(s): RASHAD AZIZ AHMED, 4104 Rosalina Drive, Modesto, CA 95357.
MOHAMMED AHMED OBEID, 1734 Tartarian Way, Ceres, CA 95307.
This business is conducted by a general partnership.
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/Rashad Ahmed
Date signed: Aug. 13, 2025
This statement was filed with the County Clerk of Monterey County on Aug. 13,

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251419
The following person(s) is (are) doing business as: **Monterey Post Acute, 1575 Skyline Drive, Monterey, CA 93940**
County of MONTEREY
Registrant(s): Windsor Monterey Care Center, LLC, 9526 W. Pico Blvd., Los Angeles, CA 90035
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.
Windsor Monterey Care Center, LLC
S/ AVROHOM TRESS, MANAGER
This statement was filed with the County Clerk of Monterey County on 08/07/2025.

Lien Sale Auction Advertisement
Notice is hereby given that, Pursuant to the California Self-Service Storage Facility Act (B&P Code 21700 et Seq.), the undersigned will sell at public auction personal property, including but not limited to furniture, clothing, tools, and /or other misc. items.
Auction to be held at 4:00 pm on September 5, 2025, at www.selfstorageauction.com
The property is stored at: Leonard's Lockers Self Storage, 816 Elvee Drive, Salinas, CA 93901
Tenant Name: Bernardo Quiroz Farias
Michael Wayne Dowdy
8/22/25
CNS-3958293#
CARMEL PINE CONE
Publication Dates: Aug. 22, 2025 (PC 847)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251416
The following person(s) is (are) doing business as: **Salinas Post Acute, 348 Iris Drive, Salinas, CA 93906** County of MONTEREY
Registrant(s): Windsor Skyline Care Center, LLC, 9526 W. Pico Blvd., Los Angeles, CA 90035
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.
Windsor Skyline Care Center, LLC
S/ AVROHOM TRESS, MANAGER
This statement was filed with the County Clerk of Monterey County on 08/07/2025.
8/22, 8/29, 9/5, 9/12/25
CNS-3947949#
CARMEL PINE CONE
Publication Dates: Aug. 22, 29, Sept. 5, 12, 2025. (PC 848)

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20251417
The following person(s) is (are) doing business as: **The Ridge Rehabilitation Center, 350 Iris Drive, Salinas, CA 93906 - 3514**
County of MONTEREY
Registrant(s): Windsor The Ridge Rehabilitation Center, LLC, 9526 W. Pico Blvd., Los Angeles, CA 90035
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.
Windsor The Ridge Rehabilitation Center, LLC
S/ AVROHOM TRESS, MANAGER
This statement was filed with the County Clerk of Monterey County on 08/07/2025.
8/22, 8/29, 9/5, 9/12/25
CNS-3948879#
CARMEL PINE CONE
Publication Dates: Aug. 22, 29, Sept. 5, 12, 2025. (PC 849)

93907.
County of Principal Place of Business: MONTEREY
Registered Owner(s): ASHLEY MICHELLE CORONA-NAVARO, 10541 Geil St., Apt. 6, Castroville, CA 95012.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Aug. 13, 2025.
S/Ashley Corona Navarro
Date signed: Aug. 13, 2025
This statement was filed with the County Clerk of Monterey County on Aug. 13, 2025.
Publication Dates: Aug. 22, 29, Sept. 5, 12, 2025 (PC 852)

BE PREPARED FOR EMERGENCIES
Register your phone number at: alertmontereycounty.org

TS No. 250304175
Notice Of Default And Foreclosure Sale
U.S. Department Of Housing And Urban Development Recorded in accordance with 12 USCA 3764 (c) APN 187-461-013-000 Property Address: 2 Valle Vis Carmel Valley Area, CA 93924 Title Order No.: 95531054 Whereas, on 9/11/2009, a certain Deed of Trust was executed by H Russell Wilks Jr and Judith C Wilks, as Trustees of the Wilks Family Trust, a revocable Living Trust dated December 13, 1995 as trustor in favor of MetLife Home Loans, a Division of MetLife Bank, N.A. as beneficiary, and Placer Title Company as trustee, and was recorded on 9/16/2009, as Instrument No. 2009058757, in the Office of the County Recorder of Monterey County, California; and Whereas, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 10/7/2015, recorded on 10/23/2015, as instrument number 2015061435, in the Office of the County Recorder, Monterey County, California; and Whereas, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 3/1/2025, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinquent as of 9/16/2025 is \$1,150,929.36; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Total Lender Solutions, Inc. as Foreclosure Commissioner, recorded on 2/11/2019 as instrument number 2019005336, notice is hereby given that on 9/16/2025 at 10:00 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Lot 16 Of Tract No. 119 "Valle Vista" As Shown On The Map Filed June 12, 1946 In Volume 4 Of Maps, Cities And Towns, Pages 89, In The Office Of The County Recorder Of Said County. Commonly known as: 2 Valle Vis, Carmel Valley Area, CA 93924 The sale will be held at main entrance County Administration Building, 168 West Alisal Street, Salinas, CA. The Secretary of Housing and Urban Development will bid an estimate of \$1,150,929.36. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$115,092.93 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$115,092.93 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$1,150,459.67, as of 9/15/2025, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 7/2/2025 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San Diego, CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State Of CA County Of San Diego On 7/7/2025 before me, Kimberly Alise Lokey, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal)
Publication dates: Aug. 22, 29, Sept. 5, 2025 (PC846)

LEGAL NOTICES

You'll be surprised at how low our rates are! With a circulation of 24,500 subscribers online, plus 18,500 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*

TRANSACTIONS

From previous page

Monterey (con't.)

541 Dry Creek Road — \$2,485,000
Jonathan and Alexandra Zeljo to Elizabeth and Ronald George
APN: 014-022-006

Pacific Grove

56 Glen Lake Drive — \$950,000
Patrick Cochran to Cypress Property Holdings LLC
APN: 007-612-041

520 Melrose Street — \$1,100,000
Kumar Sripadam to Edan and Eva Asturi
APN: 006-431-018

2802 Ransford Avenue — \$1,330,000
William Johnson and Janet Franklin to Dustin and Sarah Johnson
APN: 007-642-014

419 Forest Avenue — \$3,700,000
Daniel and Leslee Field to 419 Forest LLC
APN: 006-482-004

Pebble Beach

4013 Los Altos Drive — \$4,100,000
Darlene Ladell and Byron Bartley to Paul Almond and Pamela Whitehead
APN: 008-112-032

Salinas

Natividad Road — \$4,000,000
Perry, Pamela and Lori Yoshida to Jose Rocha
APN: 211-012-020

Seaside

1861 St. Helena Street — \$910,000
Carlos and Renee Flanders to Sally Baho and Antoun Doss
APN: 012-853-003

5043 Sunset Vista Drive — \$1,590,000
Phillip and Kelly Nicholson to Jun Zhu
APN: 031-231-037



419 Forest Avenue, Pacific Grove — \$3,700,000

Cypress Lane — \$3,102,500
Shea Homes LP to Paul and Cheryl Strasser
APN: 031-054-001

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.

COLDWELL BANKER REALTY

CELEBRATING
OVER **\$975 MILLION**
IN SALES VOLUME

#1 Female Real Estate Agent on the Monterey Peninsula for Coldwell Banker for the 21st consecutive year.

Top 1% of Sales Associates Worldwide
#4 Agent Monterey Bay / Silicon Valley

CalRE#01345594

831 596 6118

LUCIECAMPOS.COM

LUCIECAMPOS
REALTOR®

TOP ONE PERCENT



Interested in a property?
Contact us to schedule a showing!
831.624.2300 • www.MontereyCoastRealty.com

OPEN HOUSE | Sat & Sun 1pm–3pm

301 Euclid Avenue, Monterey

6 beds, 4 baths • \$1,795,000 • www.301Euclid.com

465 Russell Way, Marina

6 beds, 4 baths • \$1,698,000 • www.465Russell.com

OPEN HOUSE | Sat 1pm–4pm

1360 Josselyn Canyon Road #40, Monterey

3 beds, 2.5 baths • \$925,000 • www.1360JosselynCanyon40.com

32 Southbank Road, Carmel Valley

2 beds, 1 bath • \$875,000 • www.32Southbank.com



View all available listings
by scanning the code



LOCAL KNOWLEDGE.



GLOBAL CONNECTIONS.

NEW
LISTING



CARMEL HIGHLANDS
www.SeacliffCarmel.com | \$91,350,000

Stretching ~5.35 acres with 1,000+ feet of private oceanfront coastline and ~19,000 sq ft of living space in a combined set of the six residences, Seacliff is a one-of-a-kind compound offering a variety of rare and rugged ocean vistas and private living spaces.

NEW
LISTING



PEBBLE BEACH
www.PebbleBeachLuxLiving.com
\$12,750,000

31 Poppy is a modern coastal masterpiece with striking architectural lines, panoramic golf course views and seamless indoor-outdoor flow.

NEW
LISTING



CARMEL HIGHLANDS
www.CarmelHighlandsLiving.com
\$5,995,000

Perched high above the Pacific in a gated community, this 5-bedroom, 8 bathroom custom home offers sweeping ocean and mountain views.



PEBBLE BEACH
www.PebbleBeachPalazzo.com
\$9,995,000

This true-to-form Palazzo estate with sweeping views, exceptional privacy, and timeless elegance blends grandeur and opportunity.



HAYDEN LAKE, IDAHO
www.IdahoLuxuryLifestyle.com
\$5,850,000

A singular opportunity to own one of Hayden Lake's most distinguished residences. *Listed by Adriana Pickard, Coldwell Banker Schneidmiller Realty.*

NEW
LISTING



CARMEL VALLEY
www.CVMountainViews.com
\$4,500,000

This stunning ~129-acre oak-studded ranch located in the exclusive gated community of Quintana Ranches offers seclusion and serenity.

NEW
LISTING



MONTEREY
www.MonterraOceanViews.com
\$2,150,000

Sited on a ~3-acre parcel, this beautiful Monterra home site includes permitted plans for a stunning modern main house, guest house and more.