

SECTION RE ■ Dec. 26, 2025-Jan.1, 2026

Open Houses on page 10RE

# The Carmel Pine Cone

# Real Estate



■ This week's cover property, located in Pebble Beach, is presented by Shelly Mitchell Lynch of Carmel Realty Company. (See Page 2RE)

 CARMEL REALTY COMPANY  
ESTABLISHED 1913

# About the Cover

The Carmel Pine Cone

# Real Estate

Dec. 26, 2025-Jan. 1, 2026



**1463 Oleada Road, Pebble Beach**  
**8 Beds, 9+ Baths | 10,282 Sq. Ft. | \$29,000,000**  
**BellaVistaPB.com**

Bella Vista is one of the original great Pebble Beach estates perched atop legendary Strawberry Hill and is amongst the sunniest, private & most coveted locations. This gated, park-like 2.6 acres boasts prolific gardens, mature landscaping & jaw dropping panoramic views. Renovated & perfected for modern living, this compound enjoys an 8,500+ sq ft main house, 2 bedroom guest house & studio carriage house. Enjoy elegant living with extraordinary entertaining spaces, hot tub with stunning views, sport court, bocce ball, putting green, sprawling terraces with outdoor fireplace & 2 firepits. Inside a gourmet chef's kitchen, formal dining room, elegant family room with huge ocean views, bar/billiards room & 1,500 bottle wine cellar & tasting room. This estate provides the perfect combination of luxury & elegance with intimate & large scale entertaining spaces to be enjoyed for generations to come. A legacy home in one of the most beautiful locations in the world.

**Shelly Mitchell Lynch**  
 BROKER | Managing Director  
 831.277.8044 | Shelly@CarmelRealtyCompany.com  
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*Merry Christmas*  
 AND HAPPY NEW YEAR

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3 Beds/2 Baths, 2 car garage and ocean views

**Sold over asking for \$2 Million Dollars!**



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# Real Estate Sales Dec. 14 - 20

**Escrows closed: 41**  
**Total value: \$58,043,000**

## Carmel

**Torres Street — \$1,962,000**  
 Deborah Ikeda and Rust Family Trust to P&T 2024 LLC  
 APN: 010-331-008

## Carmel Valley

**4000 Rio Road unit 36 — \$288,000**  
 Rio Carmel House LLC to Richard Kuehn  
 APN: 015-541-036

See HOME SALES page 15RE

THANK YOU TO ALL OF MY CLIENTS FOR A WONDERFUL 2025!



*Carmel Point Perfection. Sold in 2025*  
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Enjoy Bay views, sunsets, city lights in Upper Seaside stylishly updated 3bd/2ba • elevated front and back decks natural light • open floor plan • 1 car garage — **\$897,500**



**SALE PENDING!**

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 142 11th St  
 In Escrow in 1 Day!

*Happy New Year and Thanks for a Great 2025!*



Take a Look!

1713 Goodwin St Seaside  
 Call for a showing

Charming, spacious 3 bedrms, 2 baths updated • single level vaulted ceiling new roof, skylights in 2025 • rare attached 1.5 car garage with 2 off-street parking spaces  
**\$765,000**

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Carmel ■ 3 beds, 3 baths ■ \$3,795,000 ■ [www.3493GreenfieldPlace.com](http://www.3493GreenfieldPlace.com)



Carmel ■ 3 beds, 2 baths ■ \$2,999,000 ■ [www.540AguajitoRoad.com](http://www.540AguajitoRoad.com)



Carmel-by-the-Sea ■ 2 beds, 2 baths ■ \$2,695,000 ■ [www.SWCornerCaminoRealAnd4th.com](http://www.SWCornerCaminoRealAnd4th.com)



Carmel Valley ■ 4 beds, 2.5 baths ■ \$2,395,000 ■ [www.929WCarmelValleyRoad.com](http://www.929WCarmelValleyRoad.com)



Carmel ■ 3 beds, 3 baths ■ \$1,950,000 ■ [www.3380SanLuis.com](http://www.3380SanLuis.com)



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# POLICE LOG

From page 4A

## FRIDAY, DECEMBER 5

**Carmel-by-the-Sea:** Suspicious emails reported by a subject at San Antonio and 13th. Information only.

**Pacific Grove:** Pacific Grove Police Department was notified regarding a verbal altercation on Benito Avenue which turned physical. Suspect was not located.

**Pacific Grove:** Theft of a bicycle on Carmel Knolls Drive.

**Carmel Valley:** Theft from a vehicle on Carmel Valley Road was reported.

**Pacific Grove:** Past-tense attempted burglary on Funston Avenue.

**Carmel Valley:** Juvenile issue on Sundance Road.

**Pacific Grove:** Informational report on

suspicious circumstances on Surf Avenue.

## SATURDAY, DECEMBER 6

**Carmel-by-the-Sea:** Repeat prowler reported at Casanova and Ninth.

**Carmel-by-the-Sea:** Firearms seized from an elderly woman's home at Monte Verde and 13th at the request of her daughter. Booked for safekeeping.

**Pacific Grove:** A 60-year-old male was arrested at a Benito Avenue residence for battery.

**Carmel Valley:** Deputies attempted to locate a person missing from a residence on Esquiline Road.

**Carmel Valley:** A 38-year-old male was warned about trespassing at two businesses on Del Fino Place.

**Carmel Valley:** A 25-year-old male was arrested on Carmel Valley Road for warrants and forgery.

**Carmel area:** Deputies responded to a domestic altercation on Rio Road.

## SUNDAY, DECEMBER 7

**Carmel-by-the-Sea:** Lost gold sequined purse.

**Pacific Grove:** Subject who fell on public property was transported to hospital via ambulance.

**Pacific Grove:** Child Protective Services reported possible child abuse occurring on Grove Acre Avenue.

**Pacific Grove:** A 30-year-old male was arrested on Lighthouse Avenue for hit-and-run with property damage.

## MONDAY, DECEMBER 8

**Carmel-by-the-Sea:** Traffic stop at Junipero and Ocean for several violations. The speeding vehicle was unregistered and the driver was using a cell phone without a hands-free device. The driver was found to have outstanding warrants, was driving with a suspended license, and on probation. An in-field promise to appear was issued, and the

vehicle was impounded.

**Carmel-by-the-Sea:** Victim reported several prowling, peeping and stalking incidents. A 27-year-old male suspect was identified via video surveillance, located and subsequently arrested.

**Pacific Grove:** Male subject was contacted for a vehicle code violation in the 800 block of Congress Avenue. The subject gave police a false name. The 34-year-old male subject was cited.

**Pacific Grove:** Wire fraud reported by a Balboa Avenue resident.

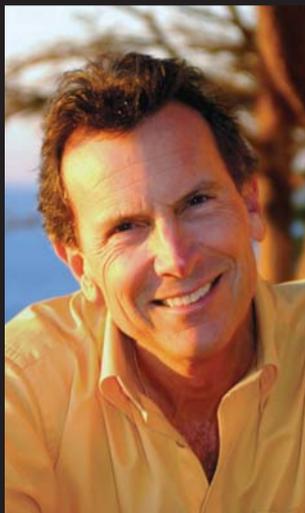
**Pacific Grove:** A 44-year-old female was arrested on Congress Avenue for public intoxication and damaged a patrol vehicle door during transport. She was booked into Monterey County Jail.

## TUESDAY, DECEMBER 9

**Carmel-by-the-Sea:** Dog-vs.-dog inci-

See **SHERIFF** page 12RE

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OPEN HOUSE SAT & SUN 1-3 | 1043 MISSION RD, PEBBLE BEACH  
View of 8th hole of MPCC | Cape Cod-style home 4-Bed, 2.5-Bath  
Tesla solar & Powerwall battery  
\$2,850,000

### CARMEL-BY-THE-SEA REAL ESTATE ACTIVITY THIS WEEK:

Status	Address	List Price	Sale Price	DOM
List Price Decreased	Mission 4 NE of 10th	\$4,295,000	---	248
Pending	5th 3 SE of Perry Newberry	\$2,075,000	---	49
Sold	11th 2 E of Torres	\$2,300,000	\$1,962,000	27

Your Neighborhood, Your Realtor. Please reach out for a Comparative Market Analysis.  
(Data from MLSListings Inc)



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Monterey ■ 4 beds, 4+ baths ■ \$5,900,000 ■ [www.24275ViaMalpaso.com](http://www.24275ViaMalpaso.com)



Pebble Beach ■ 3 beds, 2 baths ■ \$2,750,000 ■ [www.1029Broncho.com](http://www.1029Broncho.com)



Monterey ■ 4 beds, 2.5 baths ■ \$2,299,000 ■ [www.35DeerForest.com](http://www.35DeerForest.com)



Monterey ■ 3 beds, 3 baths ■ \$2,175,000 ■ [www.214MirasolWay.com](http://www.214MirasolWay.com)



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# Y2K, Auld Lang Syne — and the odometer about to roll over

NEW YEAR'S EVE has never been an auspicious celebratory event in my life. I remember parties we hosted, and others when we were guests. The weather in the East and the Midwest where my family and I lived was cold and snowy, with icy conditions that made driving hazardous. Mix in a little alcohol, and it was a good night to stay

home. And that's what we did, usually having dinner with neighbors close enough to preclude driving.

The one New Year's Eve I do remember vividly is 1999 turning into 2000. We were living in Walnut Creek and watched the New Year descend on Kiribati, Samoa, Tonga, and New Zealand. I have a niece who lives in New

Zealand. She is always the first to wish me a happy birthday. Then we watched the celebrations as 2000 harkened to Horace Greeley's advice and headed West to arrive on our doorstep in California.

But what I remember most about that New Year's Eve a quarter of a century ago is that the turn of the millennium was filled with apocalyptic predictions and fears — the Y2K Bug being the biggest. Computers and embedded microprocessors in everything electronic had been programmed using two-digit year codes (like "99" for 1999), and many feared that when the date rolled over to "00," systems would interpret it as 1900. Or as Grumpy the dwarf might say, "There's dirty work afoot." And much of the world turned grumpy over an impending doom.

### Millennial anxiety

The predicted catastrophes included power grids failing, banking systems crashing, air traffic control systems causing planes falling out of the sky, nuclear plants malfunctioning, hospital equipment shutting down, elevators stopping between floors, and the Seattle Mariners playing in the World Series.

None of that happened, even though Nostradamus' predictions were heavily circulated, with various interpretations claiming he'd predicted the world would end in July 1999, or that a "great king of terror" would descend from the sky (and it did, in the form of dial-up internet).

Religious prophecies were common, with some Christian groups predicting the Rapture or Second Coming

## Scenic Views

By JERRY GERVASE

would occur at the millennium. Who knew the Rapture would occur two decades later with the Taylor Swift Eras Tour?

Millennial anxiety led to the emergence of survivalist movements, with people stockpiling food, water, weapons, and cash in preparation for societal collapse. I personally lost a fortune when my extensive collection of Beanie Babies proved to be worthless.

In reality, the Y2K transition was uneventful, largely because governments and businesses spent years and

See GERVASE page 8RE

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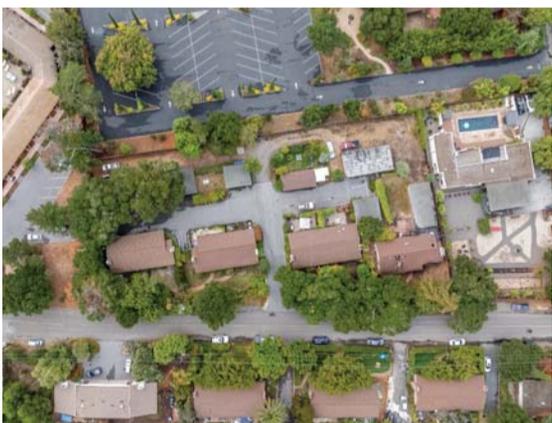
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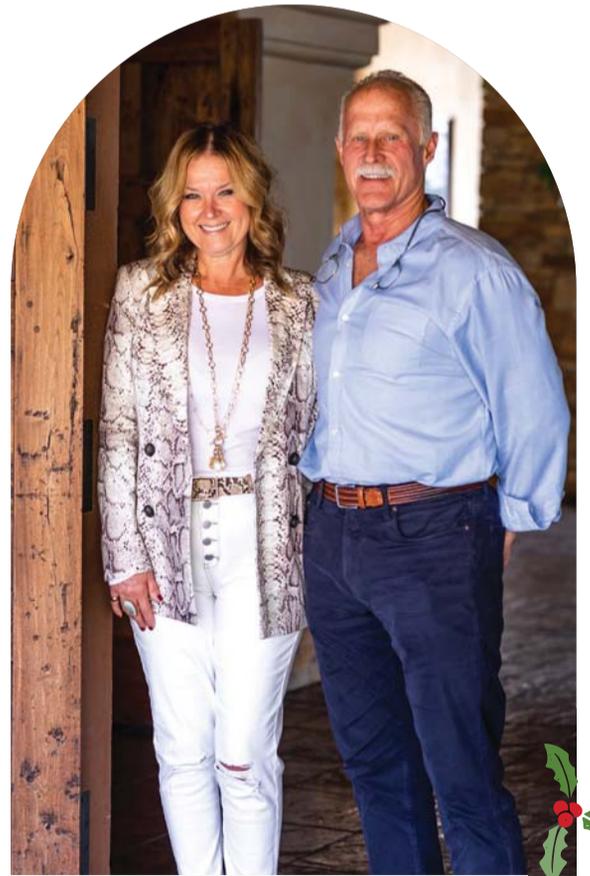
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# *Wishing You a Merry Christmas and a Joyful Holiday Season!*



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**COMPASS**

# GERVASE

From page 6RE

billions of dollars fixing vulnerable systems beforehand. There were a few minor glitches worldwide, but nothing approaching the predicted catastrophes. The whole experience became a fascinating example of how technological

anxiety can fuel apocalyptic thinking.

I can't count the number of times I was with a group tipsily singing Auld Lang Syne, never knowing what it meant but best explained in a conversation between Harry and Sally in the movie:

Harry: My whole life I have never known what this song means.

Sally: I know exactly what you mean.

Harry: I mean, should old acquaintance be forgot. Does

that mean we should forget old acquaintances, or does it mean if we do happen to forget them, we should remember them, which is not possible because we forgot them?

Sally: Maybe you're just supposed to remember you forgot them, or something. Anyway, it's about old friends.

New Year 2026 ushers in a new decade for me — a forthcoming significant birthday. When I schedule future doctor's appointments, I tell the receptionist that if I don't respond to electronic check-in messages I can be reached via a séance.

### New perils

So here I am, on another New Year's Eve, still finding reasons to stay home — though now the hazards are more about mortality than meteorology. I spent Y2K worrying about computers that couldn't count past 1999, and now I'm the one whose odometer is about to roll over. All those apocalyptic predictions proved unfounded. Only my Beanie Babies turned out to be the real disaster. But time kept marching forward anyway.

Maybe that's the real lesson of New Year's Eve — not that we should make grand resolutions or predictions, but that we should remember to remember, as Harry and Sally might say. Remember the old acquaintances, the cold walks home from neighbors' houses, the millennium bugs that never bit, the niece in New Zealand always first with birthday wishes. While we've been busy worrying about catastrophes that never come, time has been quietly doing what it does best — passing. And if 2026 finds me scheduling appointments with disclaimers about séances, at least I'll know I spent the years in between paying attention to what actually mattered — not the countdowns and champagne, but the ordinary moments that somehow add up to a life. Happy New Year.

Contact Jerry at [jerrygervase@yahoo.com](mailto:jerrygervase@yahoo.com).



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**\$100  
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OVER  
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Views**

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254 Del Mesa Carmel Sotheby's Int'l RE 333-6060		
\$1,335,000	2bd 2ba	Sa 12-3
129 Del Mesa Carmel Coldwell Banker Realty 915-9771		
\$1,599,000	3bd 2ba	Sa Su 12-2
26027 Mesa Dr Coldwell Banker Realty 594-6158		
\$2,495,000	3 bd 3.5 ba	Sat 12-3 Su 1-4
SE Corner of 4th Ave & Torres The Ruiz Group, Keller Williams 224-0020		
\$3,100,000	3bd 2.5ba	Sa 1-3
8022 River Place Carmel Carmel Realty Company 717-7156		
\$3,795,000	3bd 3ba	Sa 2-4 Su 1-3
2830 14th Ave Carmel Compass 224-6353 / 238-2022		
\$4,295,000	4bd 3.5ba	Su 12:30-2:30
Mission 4 NE of 10th Ave Carmel Coldwell Banker Realty 917-7029		
\$4,495,000	3bd 2.5ba	Sa Su 1-4
Mission 5 NW of Santa Lucia St Carmel Coldwell Banker Realty 206-0129		
\$4,500,000	3bd 2.5ba	Sa Su 12-2
24418 San Juan Rd Carmel Coldwell Banker Realty 356-8123		

**CARMEL VALLEY**

\$1,795,000	4bd 3ba	Sa 1-3 Su 12-2
35370 Sky Ranch Rd Carmel Valley Sotheby's Int'l RE 915-7814		
\$2,080,000	4bd 3ba	Sa 1-3
760 Country Club Dr Carmel Valley Compass 262-7768		
\$2,890,000	4Bd 2.5ba	Sa 1-4
31499 Via Las Rosas Carmel Valley The Agency 293-4878		

**DEL REY OAKS**

\$1,100,000	4bd 2ba	Sa Su 1-3
831 Arlington Pl Del Rey Oaks Sotheby's Int'l RE 277-3371		

**EAST GARRISON/MARINA**

\$1,100,000	4bd 3ba	Su 2-4
18599 McClellan Circle Marina, East Garrison Monterey Coast Realty 277-6728		

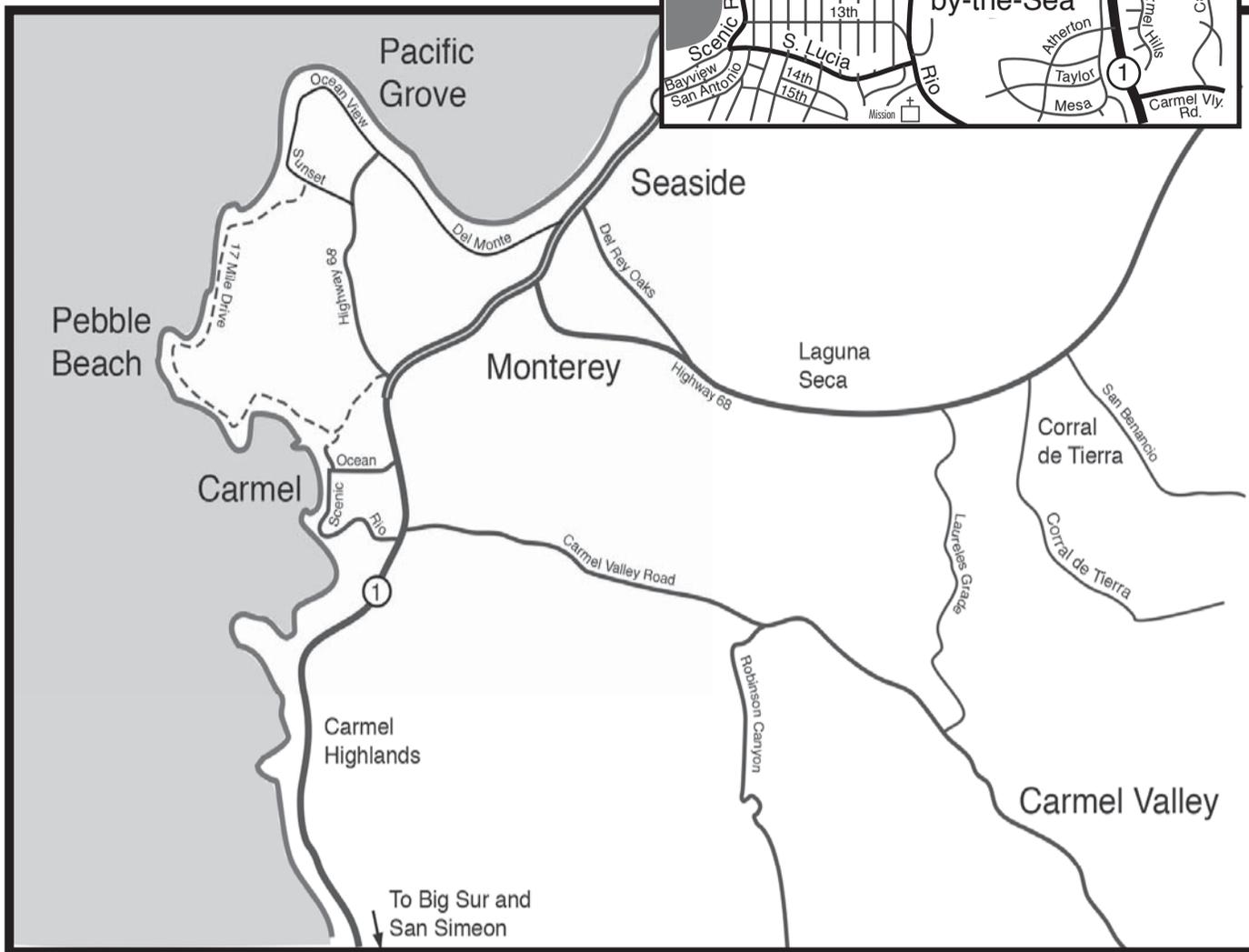
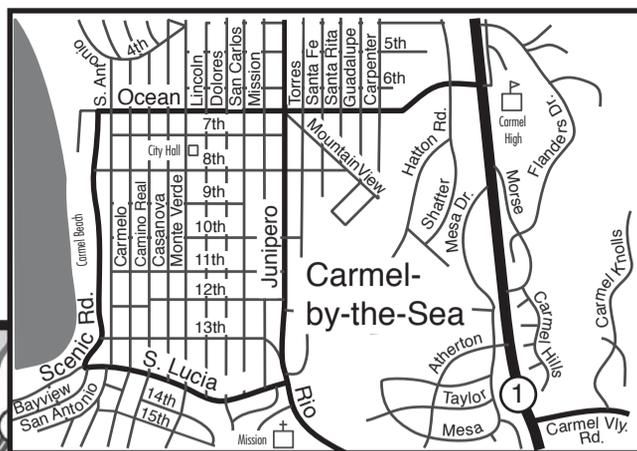
**MARINA**

\$999,900	4bd 2ba	Su 2-4
3049 Sunrise Circle Marina Monterey Coast Realty 596-2570		
\$1,015,000	4bd 3ba	Sa Su 1-3
3218 Tallmon St Marina Sotheby's Int'l RE 521-0680		

**MONTEREY**

\$1,235,000	3 bd 3.5 ba	Fr Sa Su 11-1
1166 Josselyn Canyon Rd Monterey The Ruiz Group, Keller Williams 869-3992		
\$1,695,000	4bd 2.5ba	Sa Su 1-3
1100 Castro Rd. Monterey Compass 238-2022 / 238-1380		

This Weekend's  
**OPEN HOUSES**  
December 26-28



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

**PACIFIC GROVE**

\$1,198,000	3bd 2ba	Su 1-3
1321 David Ave Pacific Grove Sotheby's Int'l RE 277-3371		
\$3,275,000	3bd 2ba	Sa 12-4
859 Balboa Pacific Grove The Jones Group 917-4534		

**PEBBLE BEACH**

\$2,850,000	4bd 2.5ba	Sa Su 1-3
1043 Mission Rd Pebble Beach Sotheby's Int'l RE 320-1109		

Pebble Beach reads The Pine Cone

WISHING A HAPPY NEW YEAR TO YOU & YOURS

Sending a heartfelt thank you to my clients who trusted me with their transactions throughout this year. Looking forward to an unforgettable 2026!



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- Mary Schley:** Carmel-by-the-Sea, food & wine, police, fire, criminal courts and schools..... mary@carmelpinecone.com
- Chris Counts:** Carmel Valley, Big Sur, Arts & Entertainment and scholastic sports..... chris@carmelpinecone.com
- Kelly Nix:** Pacific Grove, Pebble Beach, Monterey, Seaside, state government, civil courts and water..... kelly@carmelpinecone.com

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

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**Real Estate section**

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# CARMEL VALLEY RANCH

28069 HERON COURT,  
CARMEL VALLEY



Listed by  
Pete Ruiz  
831.277.8712  
DRE#01974535

4 BEDS · 4 BATHS · 2,852 SQ.FT

**\$2,495,000**

28069HERONCT.COM

- Golf Course View
- Private Courtyard
- Top-Tier Appliances
- Carmel Valley Ranch Condo



# DEL MESA CONDO

223 DEL MESA CARMEL,  
CARMEL VALLEY



Listed by  
Pete Ruiz  
831.277.8712  
DRE#01974535

2 BEDS · 2 BATHS · 1,780 SQ.FT

**\$1,295,000**

223DELMESA.COM

- Standalone Condo
- Wraparound Deck
- Wall-to-Wall Windows
- Rich Textured Flooring



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Jeff McMullen  
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Pete Ruiz  
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Keller Williams Realty  
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Data provided by The Ruiz Group, Keller Williams, Inc. Led by Pete Ruiz, DRE# 01974535. The broker providing this data believes the data to be correct, but advises interested parties to confirm all information before relying on it for a purchase decision. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

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MERRY CHRISTMAS FROM OUR FAMILIES TO YOURS!

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JIM SOMERVILLE 831.915.9726  
Broker Associate | DRE#01368907  
Carmel Realty Company



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## DIVER

From page 8A

recovery efforts, including dive teams, drones, and helicopter services.” Titled, “Help bring Amanpreet Singh Thind Home to his family,” it has raised nearly \$24,000.

### County warns of risks

At a press conference Nov. 17, California State Parks chief ranger Mike Dippell described the risks people face when they visit Garrapata Beach.

“The conditions at Garrapata Beach are very dangerous,” Dippell explained. “The waves get very large and break extremely close to the shore. When the waves break, they rush up the sand and can knock you straight off your feet and pull you out. It’s very exposed to winter swells. Never turn your back on the ocean down there, go with other people, and check the conditions.”

The chief ranger encouraged people to avoid climbing on rocks, which can be sharp, slippery — and ultimately deadly.

Dippell also noted that two other popular sites — Monastery Beach and Carmel River State Beach — have dangerous shore breaks as well.

State parks lifeguard supervisor Joe Stoffers urged beach visitors to resist the temptation to jump in and try to save someone who’s caught in the surf unless they have the serious skills to do it safely. That’s what happened to one of the drowning victims Nov. 14. “Call 911,” Stoffers suggested. “Start a rescue response.”

State Parks peace officer lifeguard Colin

Simon observed that even calling 911 can be a challenge in many places along the Big Sur coast. Thankfully, at least at Garrapata Beach, there are call boxes located nearby along Highway 1.

“Communications are not good down there,” Simon conceded. “Our radios don’t work very well.”

Like others, Simon reminded visitors to keep a close eye on the surf. “It’s a beautiful beach, the waves are gorgeous, and it’s right off the highway,” he said. “Folks go down, and they want to walk on the sand ... but they that don’t anticipate that some of those waves intermittently will wash up significantly higher than the others.”

Simon also reminded beach visitors to be aware of wet rocks and wet sand. “That means there’s recently been tidal activity in that area or a larger wave sweeping over it,” he added. And as P.G. locals were grimly reminded Sunday, there are always sharks to worry about.

### Lifeguards needed

Besides offering safety tips, Stoffers put out a call for lifeguards. State Parks is hosting a Lifeguard Tryouts March 7, 9 a.m., at Del Monte Beach in Monterey. The tryout includes a competitive 1,000-yard swim, along with a continuous 200-yard run, 400-yard swim and second 200-yard run. New recruits will be interviewed and attend an eight-day “rookie school” in Huntington Beach, where they will learn first aid and lifesaving techniques.

Applicants must be at least 16 years old and have a California drivers’ license. The starting pay is \$21.29 per hour. For details, email: joseph.stoffers@parks.ca.gov.

## HAPPY HOLIDAYS FROM OUR FAMILIES TO YOURS

Our holiday wishes this year come with our greatest hopes for a joyous and peaceful holiday season for each of you, especially for those where peace and happiness seem so far out of reach. When the opportunity arises, may joy and peace be what you offer to others this holiday season.

—  
Geoff, Rebecca & Danielle

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Danielle Germain 303.502.6477  
REALTOR\* | Monterey Coast Realty DRE#02154598



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## SHERIFF

From page 4RE

dent at Mission and Seventh.

**Pacific Grove:** Found property at Short Street and 17 Mile Drive was turned in to the police station and is being held for safekeeping.

### WEDNESDAY, DECEMBER 10

**Carmel-by-the-Sea:** No calls to report.  
**Pacific Grove:** Theft of property from the exterior of a building.

**Pacific Grove:** A report of fraud that occurred out of jurisdiction.

**Pacific Grove:** Vandalism to a vehicle on Devisadero Street. No suspect information.

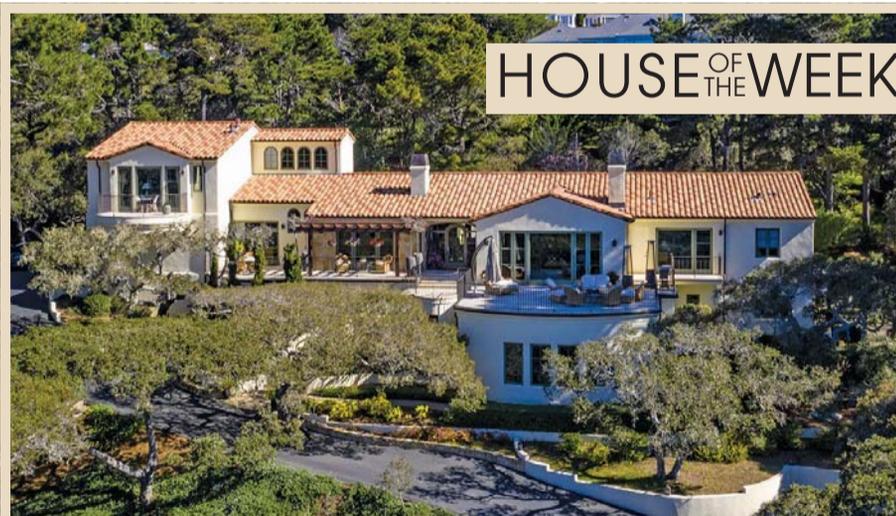
**Seaside:** On Dec. 5 at around 1730, an adult male engaged in a verbal dispute with

several individuals near the intersection of San Pablo Avenue and Noche Buena Street. Following the altercation, the victim was pursued on foot into a nearby residential area, where he was reportedly assaulted by three adult men wielding large yard tools, resulting in significant facial injuries, including lacerations. Subsequent investigations led to the identification and arrest of all three suspects, two 23-year-old men and a 24-year-old man. The incident appears to have been isolated and triggered by a verbal argument within the group.

### THURSDAY, DECEMBER 11

**Carmel-by-the-Sea:** At 0033 hours, a 53-year-old male was stopped at Scenic and 10th for a traffic violation and was found to be driving on a suspended license.

See LOG page 14RE



## HOUSE OF THE WEEK

1565 RIATA ROAD  
PEBBLE BEACH  
\$12,750,000

Located just moments from the Lodge at Pebble Beach, this exquisite 5-bedroom Mediterranean-style estate captures breathtaking panoramic views stretching from Pescadero Point to Point Lobos. Reimagined by renowned contractors Stocker & Allaire, this home has been masterfully renovated to enhance natural light, expand the ocean-view terrace and introduce refined architectural details throughout. Designed for effortless entertaining, the heart of the home features a gorgeous chef’s kitchen, dining and great room, while the luxurious primary bedroom suite offers a peaceful retreat with fireplace, walk-in closet, and

convenient access via stairs or elevator. Two en-suite ground floor bedrooms provide comfort and privacy, while two additional guest suites on the lower level offer ample accommodations for visitors. Additional highlights include a state-of-the-art golf simulator room with wet bar, private patios ideal for outdoor relaxation, and a temperature-controlled wine cellar with 1,100+ bottle capacity. Located in the sought-after sunbelt of Pebble Beach.

Canning Properties Group

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February 12-15, 2026

## AT&T PEBBLE BEACH

PRO-AM

PUBLICATION DATES: FEB. 6 & 13

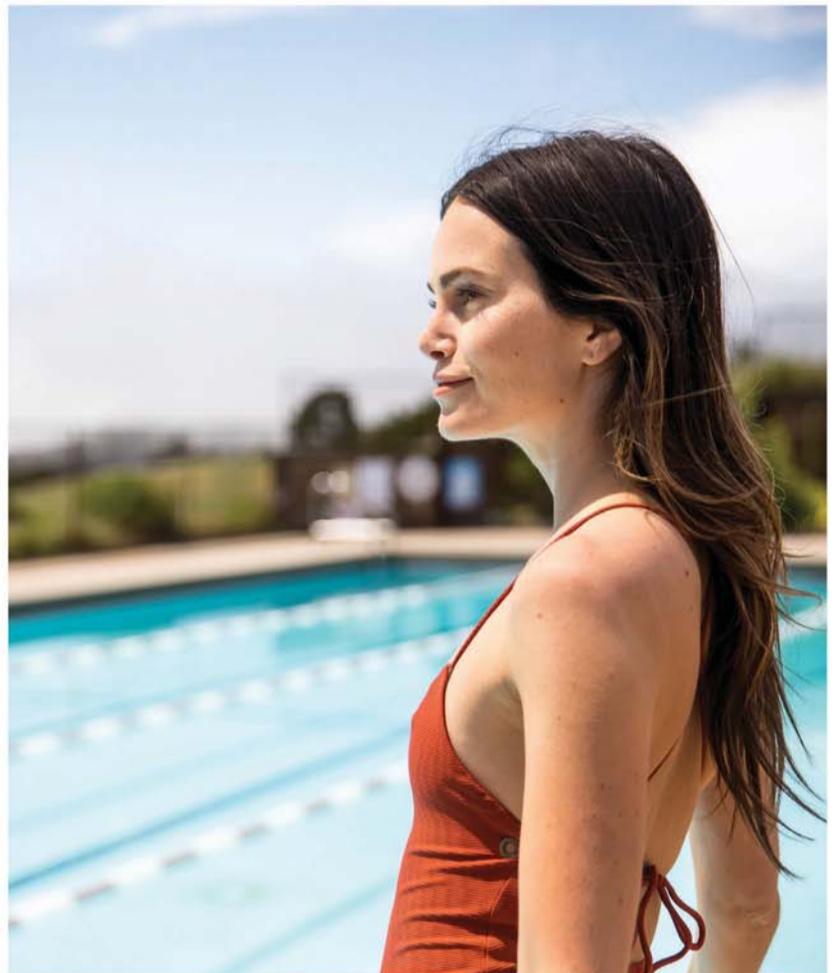
### Focus shifts to best PGA pros and most exclusive celebrities!

The reinvented AT&T Pebble Beach Pro-Am — featuring a smaller and better field of PGA Pros, a bigger purse, and a more select group of amateurs and celebrities — has become one of the premier events on PGA calendar. Add in the relaxed ground rules that make it friendlier to the gallery and you have an event that’s drawing huge crowds who want to enjoy not only the competition on the golf courses, but the Monterey Peninsula’s great shops and restaurants. And that means tens of thousands of visitors will be looking to the Peninsula’s No. 1 source for local news — The Pine Cone — for our colorful coverage.

Don’t miss your chance to be a part of it!

The Carmel Pine Cone

# Find Your Idea of *Paradise* at Teháma.



## TEHÁMA CARMEL

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

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COMPASS

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### Great Location in Carmel Valley Ranch

3 beds, 3.5 baths ■ 2,348 sq. ft. ■ \$1,895,000 ■ 28095BarnWay.com



## LOG

From page 12RE

**Pacific Grove:** Report of vandalism to a vehicle on Light-house Avenue.

**Pacific Grove:** A protective order was violated on 17 Mile Drive, and charges are being forwarded.

**Pacific Grove:** Hit-and-run collision with property damage on Central Avenue.

**Pebble Beach:** Online report by a 17 Mile Drive resident.

**Big Sur:** Deputies responded to a report of trespassing on Highway 1 involving a 78-year-old male suspect and a 51-year-old male victim.

**Carmel Valley:** Child Protective Services report alleging sexual abuse at a residence on Asoleado Drive.

### FRIDAY, DECEMBER 12

**Carmel-by-the-Sea:** Verbal altercation between two subjects at Junipero and Sixth. The subjects were warned.

**Carmel-by-the-Sea:** A trash can at San Carlos and Eighth was smoldering.

**Pacific Grove:** Physical altercation occurred between two family members on Ripple Avenue. No charges were filed.

**Pacific Grove:** Property found near the 200 block of 17th Street.

**Pacific Grove:** Violation of a civil restraining order on Eighth Street. A 92-year-old female was arrested.

**Pacific Grove:** Report of a vandalism to a door of a building on Pacific Avenue.

**Carmel Valley:** Child Protective Services report involving a juvenile on El Potrero Street.

**Carmel Valley:** Child Protective Services report involving a juvenile Nason Road resident.

**Pebble Beach:** Adult Protective Services report regarding a residence on San Carlos Road.

**Carmel Valley:** Dog bite reported on Camino de Travesia at 0720 hours.

**Carmel Valley:** A dog attacked three individuals at a park on Camino de Travesia at 1230 hours.

## PUBLIC NOTICES

### COMPARTA SUS OPINIONES EN UNA AUDIENCIA DE PARTICIPACIÓN PÚBLICA

**Respecto a: Solicitud de California American Water Company (CalAm) ante la Comisión de Servicios Públicos de California (CPUC) sobre el Caso de tarifas generales A.25-07-003**

6 de enero de 2026 - 2 p.m. y 6 p.m.

Citrus Heights City Council Chambers, 6360 Fountain Square Drive, Citrus Heights, CA 95621

13 de enero de 2026 - 2 p.m. y 6 p.m.

Sand City Council Chambers, 1 Pendergrass Way, Sand City, CA 93955

20 de enero de 2026 - 2 p.m. y 6 p.m.

Camarillo City Council Chambers, 601 Carmen Drive, Camarillo, CA 93010

28 de enero de 2026 - 2 p.m. y 6 p.m.

Por teléfono: 1-800-857-1917, Código 1673482#, \*1 para hablar

En línea (solo para ver): [www.adminmonitor.com/ca/cpuc](http://www.adminmonitor.com/ca/cpuc)

Estos eventos le brindan la oportunidad de expresar sus opiniones respecto a esta solicitud ante un juez administrativo y / o integrante de la Comisión que presidirá la audiencia.

Si necesita interpretación de idiomas u otras adaptaciones razonables, comuníquese con la Oficina del Consejero Público indicada a continuación al menos cinco días antes.

#### ¿Qué se solicita?

CalAm solicita un aumento de sus ingresos de \$25,620,784, o un 24.36%, entre 2027 y 2029 a fin de que la División Central renueve y modernice el sistema de abastecimiento de agua mediante mejoras proactivas en la infraestructura destinadas a mantener la confiabilidad del servicio de agua para los clientes, aumentar la seguridad de sus comunidades, evitar que los problemas menores se agraven y su reparación resulte más costosa, aumentar la sostenibilidad y brindar un servicio de alta calidad, tanto ahora como en el futuro. Algunos de los proyectos principales de CalAm para este ciclo son: cambiar seis millas de tuberías principales de agua al año, restaurar tres tanques de almacenamiento de agua al año, construir tanques nuevos de retrolavado en la Planta de eliminación de hierro Begonia y cambiar los tanques hidroneumáticos antiguos.

#### ¿Cómo afectaría esto al usuario residencial promedio?

Si la cantidad solicitada se aprobara, el aumento se introduciría gradualmente a lo largo de tres años. El usuario residencial promedio con un medidor de 5/8 pulgadas en las siguientes áreas de servicio vería un aumento total en su tarifa mensual como se indica a continuación. El aumento efectivo variará según el consumo

ÁREA DE SERVICIO	Consumo promedio (CGL*)	TOTAL DE AUMENTO SOLICITADO
Monterey	34.09	\$27.20
Central Satellites	74.41	\$10.91
Chualar	116.59	\$3.49
West San Martin	192.67	\$11.79

\* 1 CGL = 100 galones

#### Información adicional

Un juez administrativo organizará audiencias y estudiará las pruebas, los testimonios y los comentarios públicos antes de preparar una resolución preliminar sobre esta solicitud. Posteriormente, los integrantes de la CPUC votarán una resolución final en una reunión pública.

Usted puede obtener más información sobre la solicitud de la empresa de servicios públicos y hacer comentarios públicos al visitar [apps.cpuc.ca.gov/c/A2507003](http://apps.cpuc.ca.gov/c/A2507003). Si tiene preguntas sobre cómo participar en asuntos de la CPUC, puede comunicarse con la Oficina del Consejero Público en [Public.Advisor@cpuc.ca.gov](mailto:Public.Advisor@cpuc.ca.gov), 1-866-849-8390, o 505 Van Ness Ave., San Francisco, CA 94102. En cualquiera de sus comunicaciones con la CPUC sobre este tema, indique que se trata de "A.25-07-003".

#### Preguntas sobre la solicitud

Si tiene preguntas sobre esta solicitud, comuníquese con CalAm en [cawc.customeradvocacy@amwater.com](mailto:cawc.customeradvocacy@amwater.com), 619-446-5520, o por correo postal en Customer Advocacy, 655 W. Broadway, Suite 1410, San Diego, CA 92101.

Publication date: Dec. 26, 2025 (PC1226)

**Trustee Sale No. 183223** Title No. 250592416 **NOTICE OF TRUSTEE'S SALE** YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/25/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 01/13/2026 at 10:00 AM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/04/2006, as Instrument No. 2006068986, in book xx, page xx, of Official Records in the office of the County Recorder of MONTEREY County, State of California, executed by CESAR AMILCAR ARGUETA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), MAIN ENTRANCE, MONTEREY COUNTY ADMINISTRATION BUILDING, 168 W. ALISAL STREET, SALINAS CA 93901. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 012-265-004-000 The street address and other common designation, if any, of the real property described above is purported to be: 1238 HAMILTON AVENUE, SEASIDE, CA 93955. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$449,333.58 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 12/03/2025 Prime Recon LLC By: Bailey Goebig, Authorized Signer Prime Recon LLC 27368 Via Industria, Ste 201 Temecula, CA 92590 (888) 725-4142 Prime Recon LLC may be attempting to collect a debt. Any information obtained may be used for that purpose. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: <https://salesinformation.prime-recon.com> NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 901-0998 for information regarding the trustee's sale or visit this internet website - <https://salesinformation.prime-recon.com> - for information regarding the sale of this property, using the file number assigned to this case: TS#183223. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 901-0998 for information regarding the trustee's sale, or visit this internet website <https://salesinformation.prime-recon.com> for information regarding the sale of this property, using the file number assigned to this case TS#183223 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NPP0482048 To: CARMEL PINE CONE 12/19/2025, 12/26/2025, 01/02/2026

Publication dates: Dec. 19, 26, 2025; Jan. 2, 2026 (PC1219)

### NEW YEAR WEEK • LEGAL DEADLINE

Legal notices must be submitted no later than 3 P.M Friday, December 26 (before New Year's week)

To publish a legal notice in The Carmel Pine Cone contact [irma@carmelpinecone.com](mailto:irma@carmelpinecone.com)

831-274-8645 (Se habla Español)

# HOME SALES

From page 2RE

## Carmel Valley (con't.)

### 20803 Cachagua Road — \$305,000

William and Paula Langan to Eliseo and Maria Resendiz  
APN: 418-231-007

### 150 Terrace Way — \$1,590,000

Elizabeth Harlacher to Daniel and Mallory Coughian  
APN: 187-261-016

### 25601 Carmel Knolls Drive — \$1,750,000

Sandra Cortes to Douglas and Anna Harris  
APN: 015-312-003

### 265 Nido Way — \$1,875,000

Frank and Emily Galdes to Laura Hooper  
APN: 187-261-002

### 22 Rancho Fiesta Road — \$5,500,000

Brian Taylor and Thomas Kushman to Charles and Bonnie Stevenson  
APN: 187-041-024

## Highway 68

### 24603 Avenida Principal — \$1,060,000



1268 Viscaino Road, Pebble Beach — \$2,755,000

Lisa Robinson and Duffus Trust to  
Salvatore Ferrante  
APN: 161-611-014

### 3021 Monterey Salinas Highway — \$1,200,000

Pastures of Heaven LLC to Calvary Chapel Monterey Bay  
APN: 259-021-013

### Ridgeback Lane — \$1,200,000

Casey and Amanda Reamer to Lizanne Van Den Berg  
APN: 416-301-021

### 7 Antelope Lane — \$1,625,000

Gerard and Heather Issvoran to Enrique Tuesta  
APN: 101-281-025

## Marina

### 451 Weldon Way unit F — \$379,000

The Sea Haven LLC to Howard Scherr  
APN: 031-293-027

### 3006 Minaret Way unit B — \$379,000

The Sea Haven LLC to Starlite St. Laurent and  
Scarlitte Ponce  
APN: 031-293-037

### 600 Santa Lucia Way unit E — \$379,000

The Sea Haven LLC to Cesar Mercado  
APN: 031-294-033

### 1708 Eichelberger Court — \$466,500

Yimin Wang and Michael Lishka to  
University Corporation at Monterey Bay  
APN: 031-171-024

### 457 Marina Heights Drive — \$605,500

Claudia Carter to Scott and Jonaiza Bond  
APN: 031-277-023

### 109 Maritime Street — \$949,000

See ESCROWS page 18RE



*This holiday season, may your home be filled with beauty, peace and celebration.*

*If finding or selling your home is part of your holiday wish list. I am here to make it a reality.*

*Wishing you a wonderful holiday season and a bright New Year!*

MIC

MONIKA CAMPBELL, Realtor

831-917-8208

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## San Carlos 2 NW of Santa Lucia

OFFERED AT \$2,690,000  
1 BED | 1 BATH | 644 SQ.FT.  
4,005 SQ.FT. LOT & 2-CAR GARAGE

Nestled among Cypress, Pine, and Redwoods, the Carriage House of Los Abuelos, built in 1928, was part of a larger estate designed by M.J. Murphy. Remodeled in 2020 and surrounded by a lush 2023 woodland garden, it offers a double garage, elevator, marble bath, open living/kitchen, bedroom, and flexible garden room. Minutes from Carmel, Mission Ranch, and the beach, this bright jewel box provides an ideal getaway with effortless charm and lifestyle.



Katherine Hudson

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Deadline: Monday, 1 p.m. • NOTICE: SERVICE DIRECTORY ADS ARE ACCEPTED ONLY BY EMAIL • Email [service@carmelpinecone.com](mailto:service@carmelpinecone.com)

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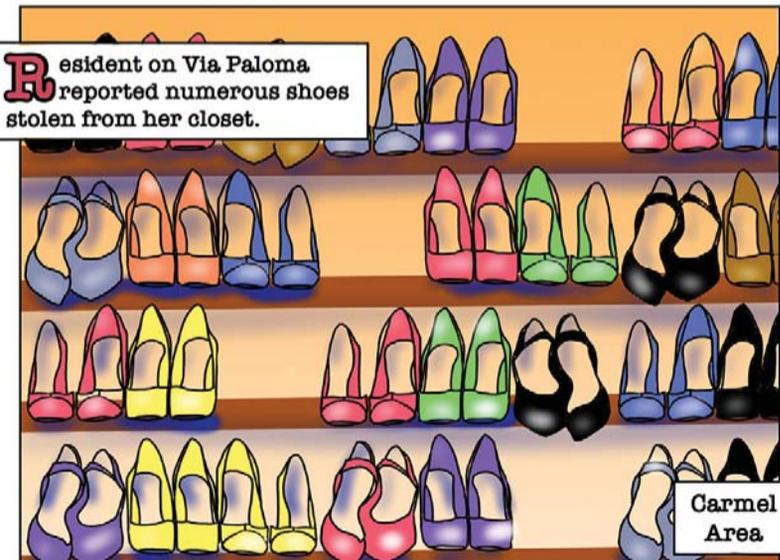
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Continues on next page

**Police Log: March 27**

**R**esident on Via Paloma reported numerous shoes stolen from her closet.



Carmel Area

**U**nattended tarot cards found at top of the 13th Avenue stairwell.



Carmel-by-the-Sea

# SERVICE DIRECTORY

Continues from previous page

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# ESCROWS

From page 15RE

## Marina (con't.)

Shea Homes LP to William and Marguerite Breen  
APN: 031-297-015

### 2720 Sand Dune Avenue — \$1,023,500

Shea Homes LP to Joseph and Cheryl De Gier  
APN: 031-285-007

### 2706 Sand Dune Avenue — \$1,050,000

Shea Homes LP to Alan and Cynthia Margosian  
APN: 031-285-013

### 2760 Bungalow Drive — \$1,109,000

Joseph and Cheryl De Gier to Katherine Blandino  
APN: 031-253-045

### 3072 Arroyo Drive — \$1,528,000

The Sea Haven LLC to Ali Sahib and Samar Hamid  
APN: 031-311-003

### 3082 Arroyo Drive — \$1,529,000

The Sea Haven LLC to Kirk and Mary Helfenberger  
APN: 031-311-049

### 2702 Sand Dune Avenue — \$1,530,500

Shea Homes LP to Jason Digiacomio  
APN: 031-285-015

### 1st Avenue — \$5,367,000

Marina Community Partners LLC to  
Marina Auto Properties LLC  
APN: 031-221-025

## Monterey

### 300 Glenwood Circle unit 192 — \$243,500

Amber Thompson to Sebastian Gomez  
APN: 001-776-040

### 300 Glenwood Circle unit 159 — \$539,000



22 Rancho Fiesta Road, Carmel Valley — \$5,500,000

Kenneth and Linda Devore to Marie Thomas  
APN: 001-777-073

### 3 Serrano Way — \$650,000

Linda Mead to Geoff and Tammy Hunziger  
APN: 012-481-006

### 151 Shady Lane — \$804,000

Alison Gomon to David and Jannell Anthony  
APN: 014-041-008

### 996 Via Verde — \$1,050,000

Denise Kallweit to Dale Helman, Juliana Kirkland and  
Rebekah Hollcraft  
APN: 012-541-016

### 1109 McClellan Avenue — \$1,150,000

Thi Nguyen to Nathan Lee and Jennifer Howell  
APN: 001-151-012

## Pacific Grove

### 113 14th Street — \$2,000,000

Roberta Rhodes and Terri Yost to Ronald and  
Rebecca Knapp  
APN: 006-183-014

### 1006 Sunset Drive — \$2,433,000

Michael Donovan to Jeffrey and Michele Ahrens  
APN: 006-611-022

## Pebble Beach

### 54 Shepherds Knoll Drive — \$865,000

OVW Holdings LLC to Knaidu Rentals LLC  
APN: 008-253-028

### 4106 Crest Road — \$1,822,000

Diana Damaschino to Nicholas and Elizabeth Trongale  
APN: 008-062-002

### 1268 Viscaio Road — \$2,755,000

Magdalena Kaczynska to Christopher and Melinda Capozzi  
APN: 008-231-002

### 1029 Rodeo Road — \$3,300,000

Hana Stepanek to Peter and Cara Butler  
APN: 007-322-004

## Seaside

### 1558 Soto Street — \$630,000

Beverly Roddy to Ulises Hernandez and Roberto Morales  
APN: 012-632-011

### 1460 Mescal Street — \$826,000

Monterey County Public Guardian and  
Sylvia Jones Conservatorship to Joanna Gilman and  
Lazaro Investment Inc.  
APN: 012-641-015

### 21610 Ord Avenue — \$965,000

Heather Brown and Neil Hofbauer to Brian and Paige Keck  
APN: 031-303-080

### 1704 Havana Street — \$1,085,000

Ronald and Deborah Rocha to John and Tracy Jones  
APN: 012-116-003

### 2655 Bay View Drive — \$2,275,500

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

COLDWELL BANKER REALTY



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and may this season find you  
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CARMEL

www.ValleyViewscope.com  
\$3,300,000

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APTOS

www.CoastalCaliforniaEstate.com  
\$2,949,000

Enjoy comfortable coastal living in this custom-built 4 bedroom + office, 3.5 bath home located within the exclusive gated community of the Uplands at Seascape.



CARMEL VALLEY

www.CarmelValleyOasis.com  
\$2,195,000

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