

SECTION RE ■ January 9-15, 2026

Open Houses on page 10RE!

The Carmel Pine Cone

Real Estate



**COLDWELL
BANKER**

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

TA

About the Cover

The Carmel Pine Cone

Real Estate

January 9, 2026



Waterbridge House

3159 Stevenson Drive, Pebble Beach
5 Bedrooms | 6 Bathrooms | 4,892 SqFt

With sweeping views of Spyglass Hill's 11th fairway and filtered ocean vistas, the Waterbridge House is an extraordinary estate thoughtfully designed with Scandinavian-Japanese minimalism. This newly constructed compound is comprised of the stunning main house, a private ADU, and a Tea House (Guest House) floating on water. The architecturally significant estate embraces clean lines, symmetry, and intentional simplicity, blending timeless natural elements with modern form.

\$9,500,000

Designed by Emily Yang Bauer
Design Development and Permitting: AGD
Built by Hare Construction

TIMALLENPROPERTIES.COM



Tim Allen

REALTOR
DRE#00891159
831.214.1990
Team@TimAllenProperties.com



COLDWELL
BANKER



SOLD



113 14th Street, Pacific Grove

\$1,975,000

Historical Retreat with 3 Bedrooms, 2 Baths with 1,299 sq ft with Ocean View and 2 Car Garage. Located only 3 homes from the ocean by Lovers Point and easy walk to the shops and restaurants downtown. A rare opportunity.



TOM BRUCE

TOM@TOMBRUCE.COM
831.277.7200
LIC. #00804595

Real Estate Sales Dec. 28 - Jan. 3

Escrows closed: 26
Total value: \$64,178,500

Big Sur

4847 Bixby Creek Road — \$14,695,000
Steven Foster to BASP CA LLC
APN: 418-132-007

Carmel

594 Viejo Road — \$1,170,000
Roberta Selvig and Reid Trust to Wassim Shawiki
APN: 103-021-011

See **HOME SALES** page 4RE

CLASSIC CARMEL VALLEY CHARM

4 beds, 2.5 baths • \$2,195,000 • 929WCarmelValleyRoad.com

OPEN HOUSE SATURDAY 1PM-4PM
929 W. Carmel Valley Road



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



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THE JONES GROUP COAST & COUNTRY REAL ESTATE



OPEN SATURDAY

Bay views in the
Beach Tract

859 Balboa Ave
Pacific Grove

Open SAT 1/10
1:00 - 3:00

Fabulous location • 3 bed, 2 bath • 1869 SF with additional living areas -- front and back • big garage • fenced back yard with BBQ built in & hot tub!
\$3,275,000



Peggy Jones

Broker, REALTOR
DRE 01299648

TEXT/CALL 831.917.4534

JonesGroupRealEstate.com



OPEN SATURDAY

Take a Look!

1713 Goodwin
St Seaside

Open SAT 1/10
1:00 - 3:00

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**

NEW LISTING



PG Charm and Style
132 6th St, Pacific Grove
Call for a showing

2bd/1ba • recent remodel • off-street parking • fenced backyard • listen to waves crash **\$965,000**

SOLD!



In the Heart of Pacific Grove
142 11th St

In Escrow in 1 Day
SOLD at \$1,570,000

SALE PENDING!



Enjoy the View!

1232 Vallejo St, Seaside
Sale Pending **\$897,500**

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MONTEREY PENINSULA LUXURY PROPERTIES



Carmel-by-the-Sea ■ 4 beds, 3.5 baths ■ \$5,950,000 ■ www.Casanova5NWofOcean.com



OPEN SAT 1PM-3PM
4171 Sunset Lane

Pebble Beach ■ 4 beds, 3.5 baths ■ \$2,995,000 ■ www.4171SunsetLane.com



OPEN SAT & SUN 1PM-3PM
25905 Junipero Avenue

Carmel ■ 4 beds, 2.5 baths ■ \$2,695,000 ■ www.25905Junipero.com



Carmel ■ 3 beds, 2 baths ■ \$2,299,000 ■ www.25603CanadaDrive.com



OPEN SUN 2PM-4PM
28095 Barn Way

Carmel ■ 3 beds, 3.5 baths ■ \$1,895,000 ■ www.28095BarnWay.com



Carmel Valley ■ 5 beds, 3 baths ■ \$1,749,000 ■ www.11605McCarthyRoad.com



OPEN SAT & SUN 11AM-2PM
415 Figueroa Street

Monterey ■ 3 beds, 1 bath ■ \$1,275,000 ■ www.415FigueroaSt.com



OPEN SUN 1PM-3PM
799 Grace Street

Monterey ■ 3 beds, 1 bath ■ \$1,025,000 ■ www.799GraceStreet.com



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HOME SALES

From page 2RE

Carmel (cont'd)

24497 San Mateo Avenue — \$4,000,000

Gail Lebovic to Jeffrey Cohn
APN: 009-041-007



24497 San Mateo Avenue, Carmel — \$4,000,000

Carmel Highlands

232 Lower Walden Road — \$3,100,000

Lawrence and Sharon Wood to William Rosenthal
APN: 241-241-005

Carmel Valley

21444 Parrot Ranch Road — \$825,000

Jordan and Raymond Chock to Pamela Kaminsky
APN: 418-281-015

10 Ring Lane — \$3,795,000

David and Kristin Ducommun to Andro and Kaycee Radonich
APN: 187-081-024

Castroville

Espinosa Road — \$2,900,000

Boggiatto Ranch LLC to Ag Land Trust
APN: 113-013-001

Chualar

River Road — \$7,816,000

Desert Mist Farms LLC to Pace
APN: 137-151-003

Highway 68

25460 Boots Road — \$1,750,000

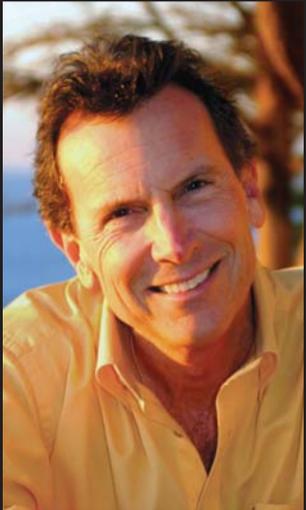
Diane Mallett to Ronald Giachetti and Violeta Georgieva
APN: 416-194-010

Upper Ragsdale Drive — \$2,000,000

Jeffrey and Lisa Carter to JNR Ryan Ranch LLC
APN: 259-182-001

See ESCROWS page 13RE

“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

**Cachagua Road, Carmel Valley
Starlit Ridge Retreat in Cachagua
11± Acres Lot | \$275,000**

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Begin 2026 in a place you'll truly love. These wonderful properties offer the perfect setting to create your next chapter.



Carmel
5496 Quail Meadows Drive
\$2,300,000
5496QuailMeadowsLot.com



Carmel Valley
31420 Via La Naranga
\$1,898,000
ViaLaNaranga.com



Pacific Grove
1321 David Avenue
\$1,198,000
1321David.com



Del Rey Oaks
831 Arlington Place
\$1,100,000
831arlington.com

JEANNIE FROMM
DRE 01348162
831-277-3371
jeannie.fromm@sir.com
Yourhomebythebay.com

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INTERNATIONAL REALTY

JUST LISTED!
1029 BRONCHO ROAD, PEBBLE BEACH

3 Beds, 2 Baths ■ 1,344 Sq. Ft. ■ \$2,750,000 ■ www.1029Broncho.com
Charming cottage in highly desired Country Club West with double fairway views.

OPEN HOUSE: SATURDAY 1PM-3PM



BUSINESS PROFESSIONALS DELIVERING HANDS-ON CLIENT CARE



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Chris@Baumgart.com ■ Carrie@Baumgart.com

For more information visit PebbleBeachAndCarmel.com
REALTOR* | DRE#01435699 REALTOR* | DRE#01453222

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JNR

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OPEN HOUSE
Sat 1-3pm & Sun 2-4pm

Golden Rectangle Home on an Oversized Lot

Carmel-by-the-Sea ♦ \$4,250,000 ♦ 3SWMonteVerdeAnd13th.com



Spacious English Country Estate with Ocean Views

Pebble Beach ♦ \$6,980,000 ♦ 3937RondaRoad.com



Create Your Dream Home with Fairway & Ocean Views

Pebble Beach ♦ \$2,695,000 ♦ 25PoppyLanePB.com



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Team Member

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BOARD OF REGENTS
WHO'S WHO IN LUXURY REAL ESTATE

A year worth remembering in 52 columns

'TIS THE season when every columnist, blogger, podcaster and TikTokker feels compelled to recap their year as if they're Morgan Freeman narrating a documentary about their own life. The "Year in Review" column is journalism's version of fruitcake — nobody asked for it, but it shows up every December anyway. So naturally, I'm jumping on this bandwagon. But unlike most year-in-review pieces desperately trying to find meaning in 12 months of mediocrity, I actually had 52 weeks worth celebrating.

January: Two inaugurations, one good haircut

My inaugural 2025 column hit before the presidential inauguration, so the month belonged to two old guys with a lot to say. Trump in Washington, me in Carmel — though only one of us has good hair. The Donald got the White

House, I got the real estate section. If he decides to buy Greenland, I know a good realtor. Also, I reminded everyone about the importance of playfulness. Nothing says,

Scenic Views

By JERRY GERVASE

"I'm starting the year strong," like a column about playtime written by an octogenarian who has learned that a nap a day keeps reality negotiable.

February: Love, caffeine, and the perks of being ancient

Love was in the air, and I set the tone by recommending

the use of fine china, sterling silver and candles every night at dinner and spoke of coffee lips — because I know romance isn't complete without caffeine. I also talked about being the grand pooh-bah in my family, which entitles me to pontificate about how things were better in my day and guarantees me a good seat at family dinners. Curmudgeons rock!

March-April: Golf, memory and charm

Spring brought philosophical musings. I tackled the philosophy of golf, proving miniature windmills can teach us about life. My take? If golf doesn't kill me, it will make me stronger. True of everything at my age. I wrote about memories — if that's all we are, we'd better make good ones. I waxed poetic about charming Carmel's scenic beauty: bluff-top ocean views, windswept cypress, pristine beaches, whimsical cottages. This was before the spoiled food and no heat of four-day power outages. I explored space and Columbus, pondered life without photo evidence, and reflected on how the past shaped the present and future.

May: Mothers, movies, and understanding teenagers

May was packed! Movie and TV life (I was Richie in "Happy Days"), the dinner dilemma (to cook or not to cook), Mother's Day bread & love (carbs equal love, scientifically proven by Italian mamas everywhere), dominoes (the game not the pizzas), and Prom Season. Nothing says "I understand teenage angst" like an old fogey who went to a prom when Eisenhower was president and you could rent a tux for 10 bucks.

June: Graduations, coolness confirmed

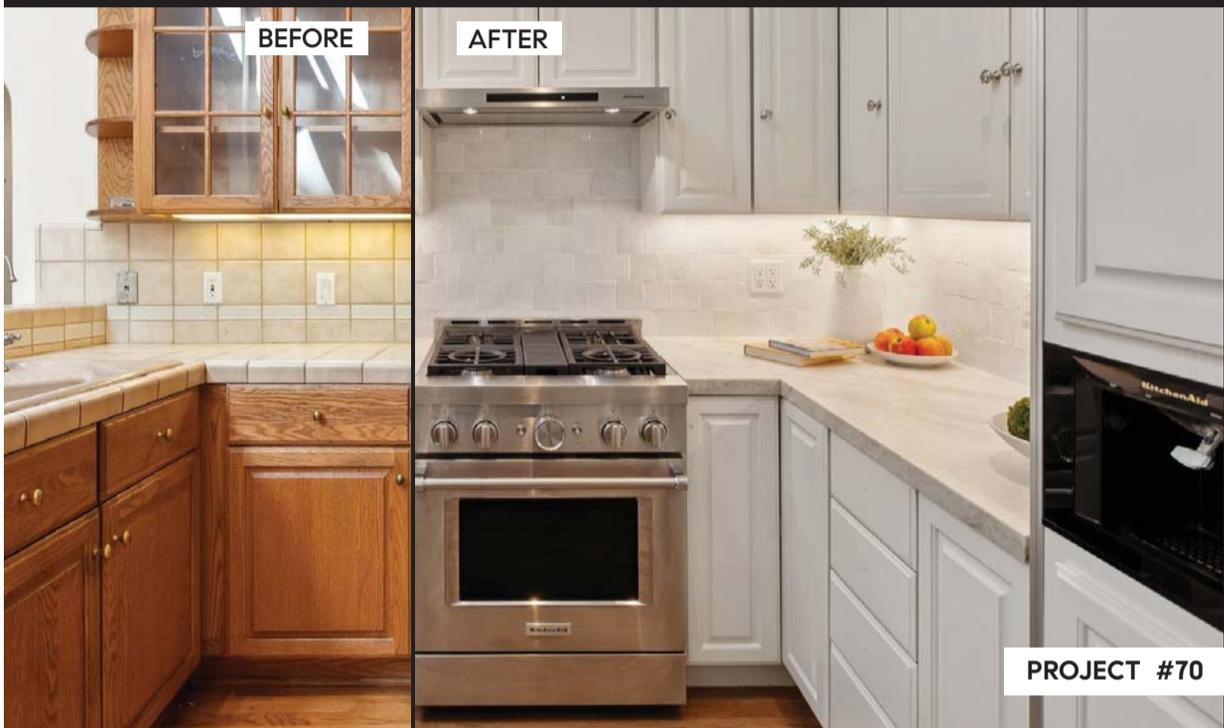
I delivered a commencement address, telling graduates to wave to their mothers — they may never again enjoy that depth of unconditional love. (Yes, I cried writing it. So what?) I declared aging is cool, honored Father's Day, and dove into nostalgia, which is keeping people you care about in your life, even after they're gone. Family verdict? Peak cool-dad-grandpa-columnist status. Finally.

July: The Manifesto month

Here's where I got feisty. I wrote "My Life's Not a

See GERVASE page 11RE

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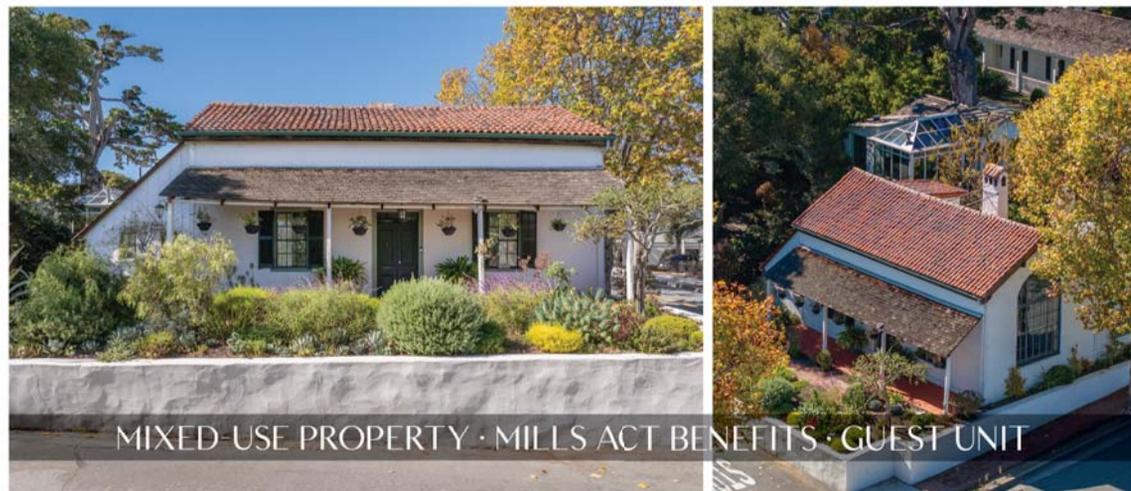
Learn more



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Casa de la Torre · 502 Pierce Street, Monterey

3 BD 2 BA 2245 SF \$3,250,000



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Offer your services to the affluent readers of The Pine Cone!



Email your ad to: service@carmelpinecone.com

POLICE LOG

From page 4A

SATURDAY, DECEMBER 20

Carmel Valley: Deputies responded to a deceased male at a Carmel Valley Road address.

Pebble Beach: A female on Spanish Bay Place was placed on a 5150 W&I 72-hour hold [danger to self or others].

Carmel area: A 72-year-old female on Highlands Drive reported being assaulted by a 62-year-old male.

Carmel Valley: Deputies responded to a domestic disturbance at a Del Mesa Carmel residence. An 82-year-old male was arrested for domestic violence.

SUNDAY, DECEMBER 21

Carmel-by-the-Sea: A 32-year-old male was arrested at Junipero and Ocean at 0307 hours for public intoxication.

Carmel-by-the-Sea: Trespass warning at Ocean and San Carlos.

Carmel-by-the-Sea: Served a restraining order at San Carlos and Fifth.

Carmel-by-the-Sea: Verbal dispute at a local business at San Carlos and Fourth. Subject was verbally warned about trespassing and willingly left.

Carmel-by-the-Sea: Female adult reported another female adult tapped on the window of her home on Rio Road.

Carmel Valley: Deputies were requested to conduct a welfare check at a residence on Woodside Drive. Subject was found and incident was documented.

MONDAY, DECEMBER 22

Carmel-by-the-Sea: Adult Protective Services report at Dolores and Fifth. Information only.

Carmel-by-the-Sea: Found loose dog at Mission and Eighth. Captured and later returned to owner.

See **SHERIFF** page 11RE

OPEN SATURDAY 1-3 PM



13369 Middle Canyon Rd, Carmel Valley
3 BD | 2.5 BA | 3,108± SqFt | 1.32± AC
Offered at \$2,795,000

OPEN SATURDAY 2-4 PM



25685 Morse Dr, Carmel
3 BD | 2 BA | 1,544± SqFt | .258± AC
Offered at \$1,879,000

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DRE: 01233599

ROBIN ANDERSON
831.601.6271
DRE: 01518311

SARAH MYERS
831.238.7559
DRE: 02033114

**TRAPIN ANDERSON
& MYERS TEAM**

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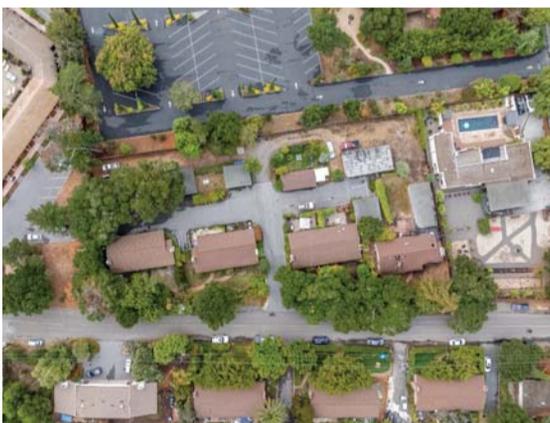
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WISHING YOU A JOYFUL AND PEACEFUL CHRISTMAS SEASON, SURROUNDED BY THOSE YOU LOVE.

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7 UNITS
CARMEL VALLEY | 14 VIA CONTENTA
14VIACONTENTA.COM
OFFERED AT \$2,600,000



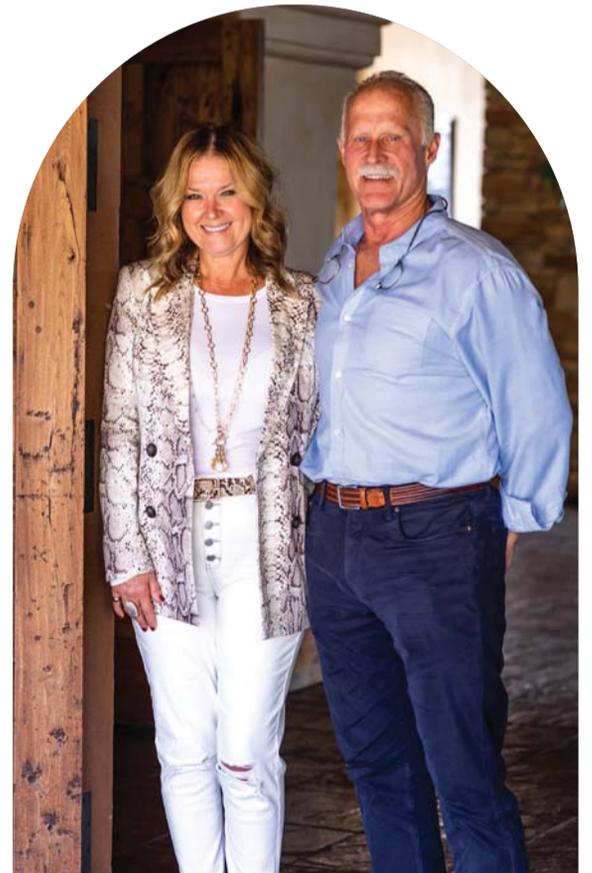
OPEN SATURDAY & SUNDAY 12-3
CARMEL VALLEY | 5 BORONDA ROAD
5BORONDAROAD.COM
OFFERED AT \$1,795,000



CALL FOR AN APPOINTMENT!
CARMEL VALLEY | 13330 MIDDLE CANYON
13330MIDDLECANYONROAD.COM
OFFERED AT \$1,295,000



CALL FOR AN APPOINTMENT!
CARMEL | 27415 SCHULTE ROAD
27415SCHULTEROAD.COM
OFFERED AT \$1,295,000



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Doug 831.236.7363
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DRE: 00681652 & 02009666



Character as unique as yours



OPEN SATURDAY 1-3 PM

127 16th Street, Pacific Grove

3 BD | 4 BA | 3,127± SQ. FT. | 3,600± SQ. FT. LOT
\$3,199,000

127-16thst.com

J.R. Rouse Properties Group 831.318.3808
License# 01299649 & 01968946

1321 David Avenue, Pacific Grove
3 BD | 2 BA | 1,040± SQ. FT. | 4,500± SQ. FT. LOT
\$1,198,000
1321David.com
Jeannie Fromm 831.277.3371
License# 01348162



OPEN FRI 1-3:30 PM & SAT 11-3 PM



OPEN SAT 2-4 PM & SUN 1-3 PM

831 Arlington Place, Del Rey Oaks

4 BD | 2 BA | 1,784± SQ. FT. | 6,970± SQ. FT. LOT
\$1,100,000

831Arlington.com

Jeannie Fromm 831.277.3371
License# 01348162

3850 Rio Road #7, Carmel
2 BD | 2.5 BA | 1,520± SQ. FT.
\$1,029,000
3850RioRoad7.com
Blake Russell 831.917.9886
License# 02188622



OPEN FRI 2-4 PM & SUN 1-3 PM



OPEN SAT 1-4 PM & SUN 2-4 PM

25 Los Encinos Drive, Del Rey Oaks

4 BD | 2.5 BA | 2,160± SQ. FT. | 0.27± ACRE LOT
\$998,500

25LosEncinosDrive.com

Arleen Hardenstein 831.915.8989
License# 01710953

345 Sequoia Avenue, Monterey
2 BD | 2 BA | 1,080± SQ. FT. | 5,013± SQ. FT. LOT
\$879,000
345SequoiaAvenue.com
Tammy LaSala 831.915.2109
License# 01828948



OPEN FRIDAY 3:30-5 PM



Sotheby's
INTERNATIONAL REALTY



OPEN SAT 12-2 & SUN 2-4

1043 Mission Road, Pebble Beach

4 BD | 2.5 BA | 2,503± SQ. FT. | 0.23± ACRE LOT
\$2,850,000

1043missionroad.com

David Crabbe 831.320.1109

License# 01306450

14 Via Contenta, Carmel Valley

MULTI-FAMILY | 6,668± SQ. FT. | 0.83± ACRE LOT
\$2,600,000

14viacontenta.com

Doug Steiny 831.236.7363

License# 00681652



471 El Dorado Street, Monterey

3 BD | 3 BA | 2,897± SQ. FT. | 0.27± ACRE LOT
\$2,500,000

471ElDoradoSt.com

The Bluhm Team 831.277.2782

License# 01075634, 02012679 & 01876835



31420 Via La Naranga, Carmel Valley

5 BD | 4 BA | 2,000± SQ. FT. | 2.31± ACRES LOT
\$1,898,000

ViaLaNaranga.com

Jeannie Fromm 831.277.3371

License# 01348162

274 Corral De Tierra Road, Corral De Tierra

3 BD | 3.5 BA | 2,860± SQ. FT. | 6.78± ACRE LOT
\$1,499,000

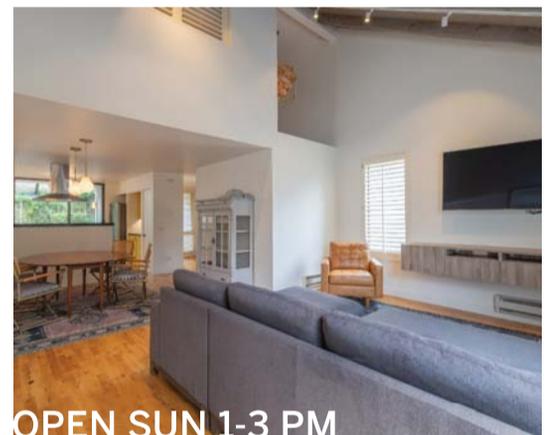
274CorralDeTierraRoad.com

Shankle Real Estate Team 831.915.2800

License# 01308343



OPEN SAT 1-3 PM



OPEN SUN 1-3 PM

3600 High Meadow Drive, Carmel

2 BD | 2 BA | 1,420± SQ. FT.
\$1,074,000

3600HighMeadow-9.com

Ryan Willis 404.401.8647

License# 02137084



OPEN SAT & SUN 11-1 PM

339 Ramona Avenue, Monterey

3 BD | 2 BA | 1,553± SQ. FT.
\$1,070,000

339Ramona.com

Alecia Hull 831.238.8688

License# 02027849

254 Del Mesa, Carmel

2 BD | 2 BA | 1,704± SQ. FT.
\$975,000

254DelMesaCarmel.com

Leilani Courtney 831.333.6060

License# 02003973



300 Glenwood Circle, #189, Monterey

1 BA | 465± SQ. FT.
\$187,545

ProvenceTeam.com

Dean Provence 831.277.8622

License# 00833476

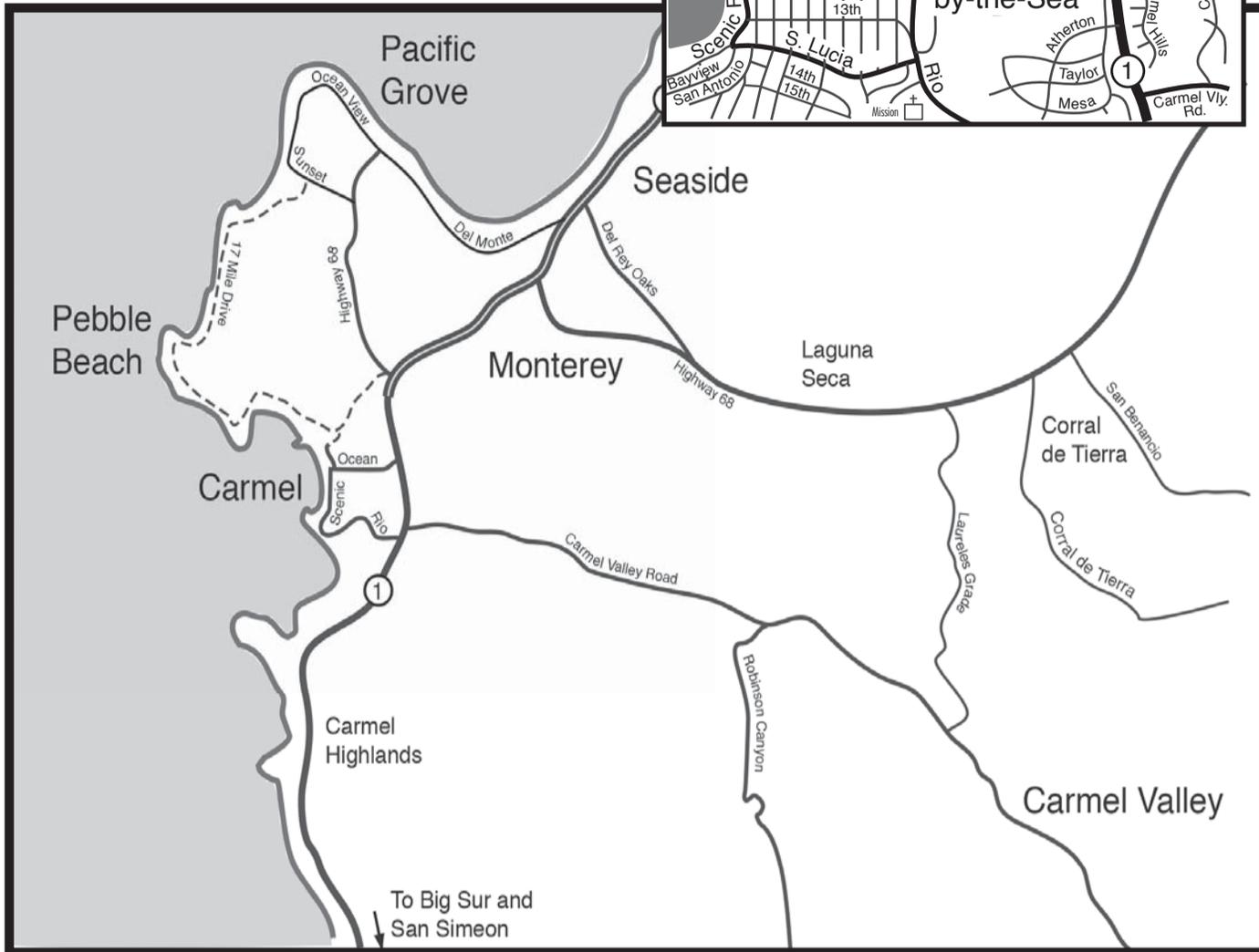
CARMEL

\$899,000	2bd 2ba	Su 12-2
114 Hacienda Carmel Compass, The Debby Beck Group 915-9710		
\$975,000	2bd 2ba	Su 1-3
254 Del Mesa Carmel Sotheby's Int'l RE 333-6060		
\$1,029,000	2bd 2.5ba	Fr 2-4 Su 1-3
3850 Rio Road #7 Sotheby's Int'l RE 917-9886		
\$1,074,000	2bd 2ba	Su 1-3
3600 High Meadow, #9 Sotheby's Int'l RE 404-401-8647		
\$1,295,000	2bd 3ba	Sa 1-3 Su 11-1
223 Del Mesa The Ruiz Group, Keller Williams 601-2080		
\$1,335,000	2bd 2ba	Su 1-3
129 Del Mesa Carmel Coldwell Banker Realty 917-3966		
\$1,550,000	3bd 2ba	Sa 1:30-3:30
9805 Carmel Valley Road Monterey Coast Realty 650-759-4193		
\$1,699,000	3bd 2ba	Sa 11-3
3610 Oliver Road Monterey Coast Realty 574-9393		
\$1,879,000	3bd 2ba	Sa 2-4
25685 Morse Drive Sotheby's Int'l RE 238-7559		
\$1,895,000	3bd 3.5ba	Su 2-4
28095 Barn Way Carmel Realty 915-8010		
\$2,299,000	3bd 3.5ba	Sa Su 1-3
9583 Redwood Ct Monterey Coast Realty 574-9393 / 293-3668		
\$2,495,000	3bd 3.5ba	Sa Su 11-4
SE 4th Ave Torres St The Ruiz Group, Keller Williams 261-6468		
\$2,695,000	4bd 2.5ba	Sa Su 1-3
25905 Junipero Avenue Carmel Realty 392-7480		
\$3,100,000	3bd 2.5ba	Sa 1-3
8022 River Place Carmel Realty 717-7156		
\$3,250,000	3bd 2.5ba	Sa 2-4 Su 11-2
24817 Santa Fe St Sotheby's Int'l RE 917-9886 / 915-6391		
\$3,490,000	3bd 3ba	Sa 1-3
2830 14th Ave Compass 262-7768		
\$4,250,000	3bd 3.5ba	Sa 1-3 Su 2-4
3 SW Monte Verde & 13th Carmel Realty 277-5544		
\$4,295,000	4bd 3.5ba	Sa 12-2
Mission 4 NE of 10th Ave Coldwell Banker Realty 227-3914		
\$4,349,000	3bd 3.5+ba	Sa Su 1-4
24418 San Juan Rd Coldwell Banker Realty 206-0129		
\$4,695,000	4bd 3.5ba	Sa Su 11-3
Santa Fe 7 SW of 8th Avenue Sotheby's Int'l RE 915-7814		
\$5,850,000	4bd 3ba	Sa 1-3
Palou 8 & 9 NW of Casanova Compass, Staples Gannaway Team 595-0009		

Carmel reads The Pine Cone

This Weekend's OPEN HOUSES

January 9 - 11



CARMEL VALLEY

\$995,000	2bd 1.5ba	Sa 1-4
18 Camino De Travesia Sotheby's Int'l RE Carmel Valley 297-9805		
\$1,795,000	3bd 2.5+ba	Sa Su 12-3
5 Boronda Road Sotheby's Int'l RE Carmel Valley 402-4394		
\$2,195,000	4bd 2.5ba	Sa 1-4
929 W. Carmel Valley Rd Carmel Realty Carmel Valley 521-4855		

CORRAL DE TIERRA

\$1,499,000	3bd 3.5ba	Sa 1-3
274 Corral De Tierra Road Sotheby's Int'l RE Corral de Tierra 915-2800		

DEL REY OAKS

\$998,500	4bd 2.5ba	Sa 1-4 Su 2-4
25 Los Encinos Drive Sotheby's Int'l RE Del Rey Oaks 915-8989 / 238-8688		
\$1,100,000	4bd 2ba	Sa 2-4 Su 1-3
831 Arlington Pl Sotheby's Int'l RE Del Rey Oaks 277-3371 / 707-294-5120		

MARINA

\$999,900	4bd 2ba	Sa 2-4
3049 Sunrise Circle Monterey Coast Realty Marina 596-2570		
\$1,015,000	4bd 3ba	Sa Su 1-3
3218 Tallmon St Sotheby's Int'l RE Marina 521-0680		
\$1,695,000	4bd 3ba	Sa Su 12-3
585 Santa Lucia Way Monterey Coast Realty Marina 578-7426		
\$1,100,000	4bd 3ba	Sa 2-4
18599 McClellan Circle Monterey Coast Realty Marina, East Garrison 737-2732		

MONTEREY

\$665,000	2bd 1ba	Sa 1-3
300 Glenwood Circle 265 Monterey Coast Realty Monterey 717-7959		
\$849,000	2bd 1.5ba	Sa 12-4 Su 2-4
164 Mar Vista Dr Coldwell Banker Realty Monterey 884-3919 / 717-7815		

\$879,000	2bd 2ba	Fr 3:30-5
345 Sequoia Avenue Sotheby's Int'l RE Monterey 915-2109		
\$889,000	3bd 2.5ba	Su 12-2
1360 Josselyn Canyon Road 40 Monterey Coast Realty Monterey 717-7959		
\$950,000	2bd 1ba	Sa 2-4
642 Cypress St Sotheby's Int'l RE Monterey 277-8622		



\$1,025,000	3bd 1ba	Su 1-3
799 Grace Street Carmel Realty Monterey 320-6801		
\$1,070,000	3bd 2ba	Sa Su 11-1
339 Ramona Avenue Sotheby's Int'l RE Monterey 238-8688		



\$1,275,000	3bd 1ba	Sa Su 11-2
415 Figueroa Street Carmel Realty Monterey 297-3890		
\$1,299,000	3bd 3.5ba	Sa 10-2 Su 1-3
1166 Josselyn Canyon Rd The Ruiz Group, Keller Williams Monterey 277-7283		

\$1,550,000	3bd 2ba	Sa 10:30-12:30
214 Mirasol Way Carmel Realty Monterey 601-4740		
\$1,695,000	4bd 2.5ba	Sa 1-3
1100 Castro Rd Compass Monterey 238-2022		
\$1,795,000	3bd 1ba	Sa Su 12-2
272 Clay Street Sotheby's Int'l RE Monterey 925-216-0647 / 214-2545		



\$1,795,000	3bd 2.5ba	Sa 1-3
541 & 539 W Franklin Street Carmel Realty Monterey 402-2076		
\$2,250,000	3bd 2.5ba	Sa 1-3
6 Huckleberry Ct Coldwell Banker Realty Monterey 917-3966		
\$2,299,000	4bd 2.5ba	Sa 2:30-4:30 Su 2-4
35 Deer Forest Drive Carmel Realty Monterey 915-8010 / 717-7959		
\$2,500,000	3bd 3ba	Su 12-2
471 El Dorado Street Sotheby's Int'l RE Monterey 521-4118		
\$3,250,000	3bd 2ba	Sa 1-3 Su 12-2
502 Pierce Street Compass Monterey 236-5290		

PACIFIC GROVE

\$895,000	2bd 2ba	Su 1-3
700 Briggs Avenue, #84 Sotheby's Int'l RE Pacific Grove 277-8622		
\$995,000	2bd 2ba	Sa Su 1-3
700 Briggs Ave 83 Sotheby's Int'l RE Pacific Grove 318-3808		
\$1,198,000	3bd 2ba	Fr 1-3:30 Sa 11-3
1321 David Avenue Sotheby's Int'l RE Pacific Grove 707-294-5120 / 277-3371		

\$1,598,000	3bd 2ba	Su 1-4
311 Walnut Street Sotheby's Int'l RE Pacific Grove 510-589-6892		
\$1,675,000	6bd 2ba	Sa 12-2
206 Cypress Avenue Sotheby's Int'l RE Pacific Grove 521-4118		
\$3,199,000	3bd 4ba	Sa 1-3
127 16th Street Sotheby's Int'l RE Pacific Grove 318-3808		
\$3,275,000	3bd 2ba	Sa 1-3
859 Balboa Ave The Jones Group Pacific Grove 917-4534		

PEBBLE BEACH

\$2,750,000	3bd 2ba	Sa 1-3
1029 Broncho Road Carmel Realty Pebble Beach 241-8900		
\$2,850,000	4bd 2.5ba	Sa 12-2 Su 2-4
1043 Mission Road Sotheby's Int'l RE Pebble Beach 238-8029		
\$2,997,000	3bd 3ba	Su 11-1
2869 Forest Lodge Rd Sotheby's Int'l RE Pebble Beach 238-7449		

SALINAS

\$949,000	3bd 2ba	Sa 12-2
17776 Riverbend Rd Coldwell Banker Realty Salinas 277-3914		
\$1,250,000	4bd 3ba	Sa 12-3 Su 1-3
247 Oak Street Sotheby's Int'l RE Salinas 620-2936		

SEASIDE

\$730,000	3bd 1.5ba	Sa 12-3
1212 Trinity Avenue Sotheby's Int'l RE Seaside 277-3026		
\$765,000	3bd 2ba	Sa 1-3
1713 Goodwin St The Jones Group Seaside 917-4534		

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SHERIFF

From page 7RE

Carmel-by-the-Sea: Adult Protective Services report at Lobos and Fourth of neglect. Information only.

Carmel-by-the-Sea: Adult Protective Services report at Dolores and fifth. Possible financial abuse and neglect.

TUESDAY, DECEMBER 23

Pacific Grove: Report from a Gibson Avenue resident of unauthorized debit card use.

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

Pebble Beach: Deputies documented incident of mail theft on Del Ciervo Road. The suspect is a 28-year-old male. The victim is unknown.

Carmel Valley: Adult Protective Service report of possible financial abuse involving a

Southbank Road resident.

Pebble Beach: Deputies responded to a welfare check on Wildcat Canyon Road resulting in an individual being placed on a W&I 5150 hold [danger to self or others].

Carmel area: Deputies documented an involuntary firearm surrender on Atherton Drive pertaining to a temporary restraining order.

CHRISTMAS EVE

Carmel-by-the-Sea: Fallen tree on private property causing damage to two residences in the area of Monte Verde and Fourth.

Carmel-by-the-Sea: Rings found in the area of Dolores and Seventh.

Carmel-by-the-Sea: Found laptop at Lobos and First.

Pacific Grove: No calls to report.

Carmel area: Deputies documented suspicious circumstances on Via Cincindela.

Carmel Valley: Deputies conducted a pedestrian check on Del Fino Place which

resulted in a 54-year-old male being cited for drugs/drug paraphernalia.

Carmel Valley: Deputies placed an individual on Carmel Valley Road on a mental health hold.

CHRISTMAS

Carmel-by-the-Sea: Property damage

on Dolores. A tree branch fell onto a vehicle, causing minor damage, primarily to the windshield. It appears to have been a city tree.

Carmel-by-the-Sea: Tree down on First Avenue.

Carmel-by-the-Sea: Fallen city tree vs.

See LOG page 13RE

GERVASE

From page 6RE

Timeline” — a pointed message to anyone who dared suggest I was past my prime. I also penned “Grandfathered In” (a July 4 tribute to my immigrant grandfathers) and mused about card tables. Because nothing says “America” like folding furniture and canasta.

August: My Renaissance

August was arguably my renaissance. I wrote about music that defines us, kindness, compared baseball and Bach. Baseball can use a conductor to keep things moving along allegretto, and vendors should be hawking beer during performances at Sunset Center. (Journalism schools will study my “Baseball and Bach” column for decades). I celebrated used bookstores (take that, Amazon) and pondered staying relevant. Spoiler: I’m nailing it. Evidence? You’re still reading.

September-October: Getting Personal

Fall brought introspection: “Mafia Brewery” (Pulitzer-worthy title). “First Girl I Danced With” (“aww” meter shattered), grocery lists, things I miss, and a sincere thank you to readers. And the weight of witness — living long enough

to remember what others forgot. Then one of my favorites: “Requiem for a Barber Chair.” RIP to all good barber chairs.

October-November: Routes, awards, pens & fog

“My Newspaper Route” — early mornings learning responsibility and avoiding angry dogs. My silver Pine Cone award for “best long-in-the-tooth-columnist-drowning-in-nostalgia” (I’ll take it). “Defense of A Good Fountain Pen” against ballpoint madness. And brain fog. Even foggy, I write better than most people on their clearest day. Experience and humility count.

December: The Grand Finale

“Green Turkey” with a Thanksgiving twist. Conversations (with eye contact). California dreaming, and the Apollo Creed Christmas Tree that nearly finished me off. Still standing. Mostly. Favorite Christmas, and Y2K New Year’s — when we thought computers would end civilization at midnight. Spoiler: We survived.

The bottom line: Fifty-two columns that will alter and illuminate our times. Or at least give you another reason to look forward to The Pine Cone every week.

Happy New Year. Let’s make it memorable.

Contact Jerry at jerrygervase@yahoo.com

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PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262155
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
TMA RT 21, 50940 Mesa Verde Rd., King City, CA 93930.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
AIT VENTURE, INC., 904 Carolyn, Tehachapi, CA 93561.
State of Inc./Org./Reg.: CA
This business is conducted by a corporation.
Registrant commenced to transact business under the fictitious business name or names listed above on June 1, 2015.
S/Sherrri Blanco, Secretary
Date: Nov. 26, 2025
This statement was filed with the County Clerk of Monterey County on Nov. 26, 2025.
Publication Dates: Dec. 19, 26, 2025; Jan. 2, 9, 2026 (PC 1214)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262156
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
TMA RT 22, 2338 Del Monte Ave., Monterey, CA 93940.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
AIT VENTURE, INC., 904 Carolyn, Tehachapi, CA 93561.
State of Inc./Org./Reg.: CA
This business is conducted by a corporation.
Registrant commenced to transact business under the fictitious business name or names listed above on June 1, 2015.
S/Sherrri Blanco, Secretary
Date: Nov. 26, 2025
This statement was filed with the County Clerk of Monterey County on Nov. 26, 2025.
Publication Dates: Dec. 19, 26, 2025; Jan. 2, 9, 2026 (PC 1215)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262186
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
KOAM REALTY, 352 Greenwich Way, Salinas, CA 93907.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
DANIEL KIHONG KWON, 352 Greenwich Way, 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 Dec. 5, 2025.
S/Daniel Kwon
Date signed: Dec. 5, 2025
This statement was filed with the County Clerk of Monterey County on Dec. 5, 2025.
Publication Dates: Dec. 19, 26, 2025; Jan. 2, 9, 2026 (PC 1216)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262203
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
SECURE SEAL MOBILE NOTARY, 555 Iverson St. #B, Salinas, CA 93901.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JACQUELINE F. LYNCH, 555 Iverson St. #B, Salinas, CA 93901.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Dec. 9, 2025.
S/Jacqueline Lynch
Date signed: Dec. 9, 2025
This statement was filed with the County Clerk of Monterey County on Dec. 9, 2025.
Publication Dates: Dec. 19, 26, 2025; Jan. 2, 9, 2026 (PC 1218)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262195
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
KAAN ROYAL MATCHA & CAFE, 1760 Fremont Blvd., Seaside, CA 93955.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ANGELICA ANAIZ RUIZ, 3135 Seacrest Ave., Apt. D103, Marina, CA 93933.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Dec. 8, 2025.
S/Angelica A. Ruiz Leon
Date signed: Dec. 8, 2025
This statement was filed with the County Clerk of Monterey County on Dec. 8, 2025.
Publication Dates: Dec. 19, 26, 2025; Jan. 2, 9, 2026 (PC 1223)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262094
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
SALINAS LLAVES CON CHIP, 614 Terrace St., Salinas, CA 93905.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JUAN JOSE LOPEZ, 610 Terrace St., Salinas, CA 93905
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/Juan J. Lopez
Date signed: Nov. 18, 2025
This statement was filed with the County Clerk of Monterey County on Nov. 18, 2025.
Publication Dates: Dec. 26, 2025; Jan. 2, 9, 16, 2026 (PC 1231)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262228
Filing type: NEW FILING - with CHANGE(S) from the previous filing.
The following person(s) is (are) doing business as:
1. DAYDREAM CELEBRATIONS & CO.
2. DAYDREAM PASTRY CREATIONS
17 Walker Lane, Greenfield, CA 93927.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
DAYDREAM PASTRY CREATIONS LLC, 455 Market St., Ste. 1940 #544245, San Fran-

cisco, CA 94105.
State of Inc./Org./Reg.: CA
This business is conducted by a limited liability company.
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/Cinthia Karely Duarte, Managing Member
Date: Dec. 16, 2025
This statement was filed with the County Clerk of Monterey County on Dec. 16, 2025.
Publication Dates: Dec. 26, 2025; Jan. 2, 9, 16, 2026 (PC 1232)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262120
Filing type: Original filing
The following person(s) is (are) doing business as:
H&J ACCOUNTING & BUSINESS MANAGEMENT, MONTEREY, CA. 2 SW Corner of Ocean Ave. & Mission St., Carmel, CA. 93921.
County of Principal Place of Business: MONTEREY
Name of Individual Registrant:
YESENIA SANCHEZ, P.O. Box 2100, Carmel, CA. 93921.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Jan. 1, 2018.
S/Yesenia Sanchez
This statement was filed with the County Clerk of Monterey County on Nov. 21, 2025.
Publication Dates: Dec. 26, 2025; Jan. 2, 9, 16, 2026 (PC 1233)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262258
Filing type: Original filing
The following person(s) is (are) doing business as:
CARTE MANE SALON, 201 W. Franklin St., Monterey, CA. 93940.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in Articles of Inc./Org./Reg.:
FRANKLIN STREET COLLABORATIVE INC., 201 W. Franklin St., Monterey, CA. 93940.
This business is conducted by a corporation.
Registrant commenced to transact business under the fictitious business name or names listed above on Dec. 17, 2025.
S/Stacia Sundahl, President
This statement was filed with the County Clerk of Monterey County on Dec. 22, 2025.
Publication Dates: Dec. 26, 2025; Jan. 2, 9, 16, 2026 (PC 1234)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262257
Filing type: Original filing
The following person(s) is (are) doing business as:
BRIGHT LIGHTS, JELL'N, STREET ART, 100 Don Bates Way, King City, CA. 93930.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in Articles of Inc./Org./Reg.:
CAL GROW, LLC, 100 Don Bates Way, King City, CA. 93930.
This business is conducted by a limited liability company.
Registrant commenced to transact business under the fictitious business name or names listed above on Dec. 1, 2025.
S/Leticia I. Rogers, CFO
This statement was filed with the County Clerk of Monterey County on Dec. 19, 2026.
Publication Dates: Dec. 26, 2025; Jan. 2, 9, 16, 2026 (PC 1235)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262256
Filing type: Original filing
The following person(s) is (are) doing business as:
BRIGHT LIGHTS, JELL'N, STREET ART, 100 Don Bates Way, King City, CA. 93930.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in Articles of Inc./Org./Reg.:
KC DBW D1, LLC, 100 Don Bates Way, King City, CA. 93930.
This business is conducted by a limited liability company.
Registrant commenced to transact business under the fictitious business name or names listed above on Dec. 1, 2025.
S/Leticia I. Rogers, CFO
This statement was filed with the County Clerk of Monterey County on Dec. 19, 2025.
Publication Dates: Dec. 26, 2025; Jan. 2, 9, 16, 2026 (PC 1236)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262251
Filing type: Original filing
The following person(s) is (are) doing business as:
CDH PROPERTIES, 78 Malarin St., Salinas, CA. 93901.
County of Principal Place of Business: MONTEREY
Ronald LeRoy Hall, Terry Arthur Dixon,
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/Ronald L. Hall
This statement was filed with the County Clerk of Monterey County on Dec. 19,

2025.
Publication Dates: Dec. 26, 2025; Jan. 2, 9, 16, 2026 (PC 1237)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262249
Filing type: Original filing
The following person(s) is (are) doing business as:
FIESTA DE PINATAS, 646 San Luis Rey, Soledad, CA. 93960.
County of Principal Place of Business: MONTEREY
Name of individual registrant: Irma Garcia Ibarra, P.O. Box 1128, Soledad, CA. 93960.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Jan. 1, 2020.
S/Irma Garcia Ibarra
This statement was filed with the County Clerk of Monterey County on Dec. 19, 2025.
Publication Dates: Dec. 26, 2025; Jan. 2, 9, 16, 2026 (PC 1238)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262159
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
RH PAINTING, 1493 Lassen Ave., Salinas, California 93906.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
RICARDO HERNANDEZ-OLVERA, 1493 Lassen Ave., Salinas, CA 93906.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 9, 2025.
S/Richardo Hernandez-Olvera
Date signed: Dec. 1, 2025
This statement was filed with the County Clerk of Monterey County on Dec. 1, 2025.
Publication Dates: Jan. 2, 9, 16, 23, 2026 (PC 105)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262266
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
PROGRAMMATIQ PARTNERS, 3088 Redwood Drive, Marina, CA 93933.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
FALA & COMPANY LLC, 3088 Redwood Drive, Marina, CA 93933.
State of Inc./Org./Reg.: CA
This business is conducted by a limited liability company
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.
S/Daniel Fala, Manager
Date: Dec. 17, 2025
This statement was filed with the County Clerk of Monterey County on Dec. 23, 2025.
Publication Dates: Jan. 9, 16, 23, 30, 2026. (PC 108)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20262284
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
MONTEREY LIQUOR & MART, 898 Lighthouse Ave., Monterey, CA 93940.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
GOLDEN SHORE RETAIL LLC, 229 Grand Ave., Pacific Grove, CA 93950.
State of Inc./Org./Reg.: CA
This business is conducted by a limited liability company
Registrant commenced to transact business under the fictitious business name or names listed above on Dec. 30, 2025.
S/Dhan Bahadur Khadka, Managing Manager
Date: Dec. 30, 2025
This statement was filed with the County Clerk of Monterey County on Dec. 30, 2025.
Publication Dates: Jan. 9, 16, 23, 30, 2026. (PC 109)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20260003
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
BELTRANBLENDZ, 1276 N. Main St., Salinas, CA 93906.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ISAAC BELTRAN, 754 Leese Dr., 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 N/A.
S/Issac Beltran
Date signed: Jan. 2, 2026
This statement was filed with the County Clerk of Monterey County on Jan. 2, 2026.
Publication Dates: Jan. 9, 16, 23, 30, 2026 (PC 110)

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FICTITIOUS BUSINESS NAME STATEMENT

File No. 20252225
The following person(s) is(are) doing business as:
FERGUSON HOME, 1144 FREMONT BLVD. SEASIDE, CA 93955, County of MONTEREY
Registered Owner(s):
FERGUSON ENTERPRISES, LLC, 751 LAKE-FRONT COMMONS NEWPORT NEWS, VA 23606; VA
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/ IAN T. GRAHAM, MANAGER
This statement was filed with the County Clerk of Monterey County on 12/15/2025 1/16, 1/23, 1/30, 2/6/26
CNS-4000763#
CARMEL PINE CONE
Publication Dates: Jan. 16, 23, 30, Feb. 6, 2026. (PC 111)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20260006
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
SIMPLE TAX SERVICES, 10200 Tambladera St., Castroville, CA 95012.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
YOLANDA GABRIELA JIMENEZ, 10200 Tambladera St., 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 Jan. 2, 2026.
S/Yolanda Gabriela Jimenez
Date signed: Jan. 2, 2026
This statement was filed with the County Clerk of Monterey County on Jan. 2, 2026.
Publication Dates: Jan. 9, 16, 23, 30, 2026 (PC 112)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20260027
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
SP TAXES, 635 Front St., Soledad, CA 93960.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
ESPERANZA ESCOBEDO ALDERETE, 650 Robledo Drive, Soledad, CA 93960.
This business is conducted by an individual.
Registrant commenced to transact business under the fictitious business name or names listed above on Jan. 6, 2026.
S/Esperanza Escobedo Alderete
Date signed: Jan. 6, 2026
This statement was filed with the County Clerk of Monterey County on Jan. 6, 2026.
Publication Dates: Jan. 9, 16, 23, 30, 2026 (PC 113)

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T.S. No.: 2025-00978-CA-REV A.P.N.: 010-311-013-000
Property Address: NW CORNER OF SAN ANTONIO AT 8TH AVE, CARMEL, CA 93921
NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED
注：本文件包含一个信息摘要
참고사항: 본 첨부 문서에 정보 요약서가 있습니다
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LUU Ý: KÈM THEO ĐÁY LÀ BÀN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER:
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/02/2007. 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

Trustor: SALLY M. MAGEE, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 11% INTEREST; AND SALLY M. MAGEE, SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED MAY, 14 1992 EXECUTED BY ELIZABETH BRADSHAW MAGEE AS TO AN UNDIVIDED 89% INTEREST
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 11/15/2007 as Instrument No. 2007086476 in and of Official Records in the office of the Recorder of Monterey County, California,
Date of Sale: 01/27/2026 at 10:00 AM
Place of Sale: AT THE MAIN ENTRANCE TO THE COUNTY ADMINISTRATION BUILDING, 168 W. ALISAL STREET, SALINAS, CA 93901

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$5,628,442.82

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: NW CORNER OF SAN ANTONIO AT 8TH AVE, CARMEL, CA 93921
A.P.N.: 010-311-013-000

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, 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: \$5,628,442.82.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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 of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

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 this 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 (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case 2025-00978-CA-REV. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, 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 (855)-976-3916, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case 2025-00978-CA-REV 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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.

Western Progressive, LLC, as Trustee for beneficiary
C/o 1500 Palma Drive, Suite 238
Ventura, CA 93003
Sale Information Line: (866) 960-8299
https://www.altisource.com/loginpage.aspx

Date: December 18, 2025 _____ Trustee Sale Assistant
** This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924f(e).

Publication dates: Jan. 2, 9, 16, 2026 (PC102)

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that SP032 - Storage PRO of Carmel, LLC, phone (831) 250-6062, located at 9640 Carmel Valley Rd , Carmel-by-the-Sea, CA, 93923 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of Section 21700 et seq of the Business & Professions Code of the State of California. Units will be sold via online auction, at www.SelfStorageAuction.com. Auction will close on or after Wednesday January 21, 2026 at 12:00 pm. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

Laura Poncabare

Publishing: January 09, 2026
The Carmel Pine Cone
Publication date: Jan. 9, 2026 (PC106)

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LOG

From page 11RE

vehicle in the area of Guadalupe and Third.
Carmel-by-the-Sea: Fallen city tree onto

a residence at Casanova and Seventh.
Carmel-by-the-Sea: Fallen city tree onto the fence of a residence on Lorca Lane.
Pacific Grove: Reported burglary of an apartment on Sinex.
Carmel Valley: Deputies responded to a domestic dispute on McCarthy Road.

Pebble Beach: Deputies responded to a deceased female at a Sunridge Road residence.
Big Sur: A 53-year-old male was cited for trespassing at Little Sur Ranch.
Carmel Valley: A 51-year-old female on El Hemmorro was arrested for domestic violence against a 48-year-old male and a 15-year-old male.

juvenile on Asoleado Drive on a 5150 W&I hold [danger to self or others].
Carmel-by-the-Sea: No calls to report.
Pacific Grove: Theft reported on Lobos Avenue.

SATURDAY, DECEMBER 27

Pacific Grove: Subject on Benito Court was placed on a 5150 hold [danger to self or others].
Pacific Grove: Theft of a bicycle on Arkwright Court.
Pacific Grove: Suspicious circumstances on David Avenue.
Pacific Grove: Property found near Beaumont Avenue.
Carmel Valley: Physical dispute on Valle Vista. The victims were a 50-year-old female and an 86-year-old female. A 22-year-old male was arrested.

SUNDAY, DECEMBER 28

Carmel-by-the-Sea: A 40-year-old male at San Carlos and 12th was cited for driving on a suspended driver's license.

ESCROWS

From page 4RE

Marina

137 8th Street — \$1,133,000
 Shea Homes LP to Marina Terrace LLC
 APN: 031-286-002

2718 Sand Dune Avenue — \$1,214,000
 Shea Homes LP to Ravindra and Marcia Shenoy
 APN: 031-285-008

478 Logan Way — \$1,220,000
 Salome Hernandez to Meral Alpay
 APN: 031-272-024

3062 El Capitan Drive — \$1,290,000
 The Sea Haven LLC to Limchheang Heng and Kimhuoy Bun
 APN: 031-313-012

617 Santa Lucia Way —

\$1,354,500
 The Sea Haven LLC to Thomas Atkins
 APN: 031-312-056

3077 Arroyo Drive — \$1,373,500
 The Sea Haven LLC to Thomas Lim and Min Cao
 APN: 031-311-066

3054 El Capitan Drive — \$1,453,500
 The Sea Haven LLC to Victor and Alicia Juliano
 APN: 031-313-015

Monterey

39 La Playa Street — \$1,496,500
 Linda Jones to Jay and Anca Husher
 APN: 001-811-039

23 Cramden Drive — \$1,750,000
 Robert Warrington and Lara Washburn to Dean and Wilma Chu
 APN: 001-282-040

See **MORE SALES** page 15RE

FRIDAY, DECEMBER 26

Carmel-by-the-Sea: Vehicle at Mission and 12th was repossessed.
Pacific Grove: Property was found near the 200 block of 19th Street.
Pacific Grove: An Adult Protective Service report at an Alder Street residence was investigated.
Pacific Grove: Found property on Ocean View Boulevard was stored for safekeeping.
Pacific Grove: Vehicle on 18th Street was marked for 72-hour parking.
Pacific Grove: Domestic partners in a verbal altercation inside a residence on Spruce Avenue.
Carmel Valley: Deputies placed a female



OPEN SATURDAY 12-2 & SUNDAY 2-4
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
 1043missionroad.com

Carmel-by-the-Sea Real Estate Activity This Week:

Status	Address	List Price	Sale Price	DOM
Contingent	Lincoln 3 NE of 5th	\$4,750,000	---	111
Expired Listing	Dolores 3 NE of 10th	\$3,250,000	---	120

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



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



HOUSE OF THE WEEK

1209 Ocean View Blvd.,
 Pacific Grove
 4 Bed, 3.5 Bath | 2,600 Sq. Ft.
 \$5,998,000
 1209OceanView.com

perfect for those foggy coastal evenings. The primary suite is a dream — ocean views and its own fireplace mean you'll never want to leave. A fourth bedroom sits at the opposite end, ideal for guests or a caregiver who needs privacy. Step outside to the front deck and watch the sunset over the water, or soak in the side-yard hot tub while taking in those same incredible views. The circle driveway offers plenty of parking, and the beach entrance is right across the street. This isn't just a house with a view — it's a lifestyle.

If you've been dreaming about ocean views, this is the one, with unobstructed, jaw-dropping panoramas from nearly every room. The kitchen, dining room, living room, and family room all open to each other while still feeling like distinct spaces. A cozy fireplace serves both living areas,

Judie Profeta

Broker Associate | Managing Director
 831.601.3207
 Judie@TheProfetaTeam.com
 DRE# 00703550



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 2 weeks \$1.50 Per Word, Per Week* 4 weeks \$1.10 Per Word, Per Week*

* There is a 10-word minimum on all classified ads.

DEADLINE: TUESDAY 3 P.M.

The Carmel Pine Cone

TRUSTED BY LOCALS AND LOVED BY VISITORS SINCE 1915

We're lucky to have such devoted readers ...

- "I look forward to The Pine Cone more than you will ever know."
- "Thanks for the opportunity to read this wonderful little paper. It is much appreciated."
- "We've been email subscribers to the Pine Cone for a year now, ever since we bought a house in Carmel (we still live in Minnesota but will be retiring in a few years— can't wait!) I really enjoy reading about our future home town."
- "I'm not asking that this be published, but I want to offer my thanks to you for the insights, intelligence and objectivity offered in your paper. What a contrast to most publications out there."
- "How refreshing to have direct, truthful, no nonsense editorials. Unfortunately, this style of writing has been lost in our feel good society. Keep at it."
- "I get The Pine Cone every week and enjoy it more than you can know. What a wonderful paper you have. I read every word!"
- "I just wanted to let you know how truly outstanding The Pine Cone is. The writing equals, if not exceeds, top-notch national papers. You and your staff should be proud. I know I've told you before how great I think The Pine Cone is, but it really is a terrific paper."
- "Thank you for providing balanced and researched reporting and upbeat articles. I hope we have The Pine Cone around for many years to come. If it gets down to it, I would pay for the subscription to keep the paper viable."
- "We poll our ticket-buyers as to where they hear about our concerts. You might be surprised to learn how many of them mention The Pine Cone. Thanks!"
- "Thanks for the consistently great job you do with your newspaper. I regularly read several newspapers from around the country and yours has the best editorial integrity — bar none. Keep up the good work!"
- "We love our charming newspaper and the pleasure we get from reading it with our morning coffee every week, hopefully in a cozy cafe in Carmel. Please never stop the paper newspaper."
- "The Pine Cone used to be my Friday morning habit, and now it's my Thursday night habit. I also love the fact I can get the entire paper online when I'm out of town."
- "The Carmel Pine Cone is an informative, well written newspaper. Lots of hard work goes into this fine publication. Keep moving forward!"
- "Last year wasn't great for my family, but I have to let you know that when I turn on the computer on Friday morning or the weekend and see the Pine Cone, I smile."
- "Thank you for your weekly emails. Even though I've lived in France since 2008, I read the Carmel Pine Cone almost every week as I still have many friends and some family in the area."
- "I love receiving the Carmel Pine Cone through my email. Thanks for the intriguing and interesting information!"
- "I have been a faithful reader of the Pine Cone (the email version as well as the paper one) ever since we moved to Pebble Beach from Woodside in 2001. You are very informative about whatever happens here. Thank you!"
- "You have a wonderful publication. We read the online edition every week."
- "Tho' I live 300 miles away and visit the Peninsula only once a year (for the last 35 years), I enjoy your newspaper from the first to the last page every week online and I thank you for that."
- "Keep up the great reporting! I like reading the truth without the spin unlike other local papers."
- "As a longtime reader of your paper, I want to thank you for the great job you and your team do in covering the area. And I especially like (agree with) your editorial page."
- "When in Tucson, I look forward to Friday mornings with great anticipation so I can download the week's edition of the Pine Cone and read it cover to cover. This helps me feel connected to this very special community. When in our beloved Carmel, each Friday morning I jump in our electric car with our golden retriever, Daisy, by my side and race down to Ocean and Mission to get the newest edition. Daisy insists on carrying it in her mouth the entire way home. We have so much to be proud of in Carmel and the Pine Cone sits near the top of the list."



"It's fun to come to work when people think you're so good"

25,000 subscribers online • 18,500 copies in print • 112 years of serving the community

MORE SALES

From page 13RE

Pacific Grove

142 11th Street — \$1,570,000

David and Patricia Dormedy to Jason and Amy Rogers
APN: 006-194-006

Pebble Beach

4083 Sunset Lane — \$1,875,000

Chad Belisario to Boris and Bella Fudym
APN: 008-122-018



10 Ring Lane, Carmel Valley — \$3,795,000



4083 Sunset Lane, Pebble Beach — \$1,875,000

Seaside

1440 Contra Costa Street — \$717,500

Kathryn Gamez to Gaspare Aliotti
APN: 011-314-017

1717 Harding Street — \$750,000

Marion Congrove to Susan Breitel and Paula Breitel
APN: 012-762-015

1699 Highland Street — \$760,000

Marchelle Phillips to Lam Dinh and Phuoc VO
APN: 012-654-002

1605 Marietta Street — \$875,000

Simon Olden to Jose, Flor and Tomas Miguel
APN: 012-664-020

315 English Avenue — \$3,295,000

Shea Homes LP to Elise and Christian Chung
APN: 013-055-016

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.

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Set within the private gates of Carmel Valley Ranch, this beautiful 3 bedroom, 3.5 bath townhome offers spacious rooms, inviting spaces, and indoor living that is equally matched to the outdoors.

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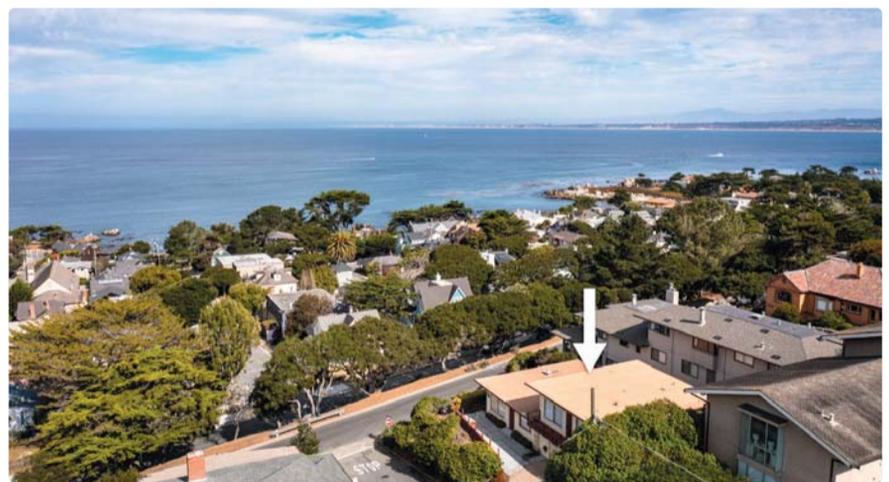
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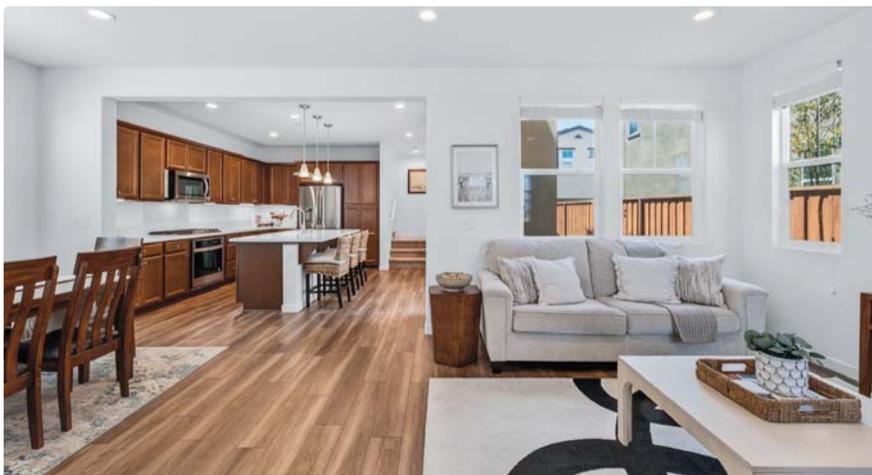
9583 Redwood Court, Carmel Valley Ranch

3 beds, 3.5 baths • \$2,299,000 • www.9583Redwood.com



311 Lighthouse Avenue, Pacific Grove

4 beds, 2 baths • \$1,845,000 • www.RareViewProperty.com



2975 Denali Drive, Marina

3 beds, 2.5 baths • \$1,168,950 • www.2975DenaliDrive.com



171 Hacienda Carmel, Carmel

2 beds, 2 baths • \$850,000 • www.171HaciendaCarmel.com



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Brand new and built from the ground up, this Carmel-by-the-Sea residence offers floor-to-ceiling windows, refined finishes, and an open layout. Located near both the beach and town, it features luxury details and views of the Mal Paso hills and Carmel's historic water tower.



CARMEL VALLEY

www.CarmelValleyMasterpiece.com
\$12,995,000

This newly built architectural masterpiece is a true designer's paradise, offering 5,429 sq ft of refined living nestled on 3.33 acres in Carmel Valley.



BRENTWOOD

www.BrentwoodVineyardEstate.com
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This extraordinary Mediterranean-inspired retreat set on 11.34-acres is nestled in a prestigious gated enclave. *Co-listed with Ron Enos, DRE#00754405*



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CARMEL

www.CarmelResidences.com
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Galewood is a rare Carmel compound, offering a 5 bedroom main home, charming cottage, barn with living space, and timeless indoor-outdoor living.



CARMEL

www.CarmelStunner.com
\$4,500,000

This stunning, brand-new modern home located in the peaceful Carmel Woods neighborhood offers 3-bedrooms, 2.5-baths and 2,244± SqFt.



BIG SUR

www.BigSurHaven.com
\$3,495,000

This stunning 10 acre property located in the heart of Big Sur, close to Ventana, Nepenthe, and Pfeiffer Beach, enjoys stunning panoramic views.



NEW LISTING

CARMEL

www.CarmelDelMesa.com
\$1,335,000

This beautifully upgraded 1,667 SqFt residence in Del Mesa Carmel features beautiful mountain views and high-quality finishes.