

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO. 2024 CC 7223 NC
HIDDEN LAKE VILLAGE OF
SARASOTA, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
TATIANA ELENA KNOTT;
TENANT OR OCCUPANT #1,
AS UNKNOWN TENANT OR
OCCUPANT IN POSSESSION;
and TENANT OR OCCUPANT
#2, AS UNKNOWN TENANT OR
OCCUPANT IN POSSESSION,
Defendants.
TO: TATIANA ELENA KNOTT; TEN-
ANT OR OCCUPANT #1, AS UN-
KNOWN TENANT OR IN POSSES-
SION; and TENANT OR OCCUPANT
#2, AS UNKNOWN TENANT IN POS-
SESSION:
The property herein described is as
follows:
Unit 2636 H of HIDDEN LAKE
VILLAGE, a Condominium, ac-
cording to The Declaration of
Condominium recorded in O.R.
Book 1368, Page 1482, and all ex-
hibits and amendments thereof,

and recorded in Condominium
Plat Book 14, Pages 16, Public
Records of Sarasota County,
Florida.
With a street address of 2636
Hidden Lake Drive N #H, Sara-
sota, FL 34237.
YOU ARE HEREBY NOTIFIED that
a Complaint to foreclose a claim of lien
has been filed and commenced in this
court by the Plaintiff, HIDDEN LAKE
VILLAGE OF SARASOTA, INC., and
you are required to serve a copy of your
written defenses, if any, to it on John
Paul Jabro, Esquire, attorney for Plain-
tiff, whose address is 2033 Main Street,
Suite 403, Sarasota, Florida 34237, and
file the original with the clerk of the
above-styled court within thirty (30)
days from the first date of publication;
otherwise a default will be entered
against you for the relief prayed for in
the Complaint or Petition.
If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Sarasota County
Jury Office, P.O. Box 3079, Sarasota,
Florida 34230-3079, (941)861-7400,
at least seven (7) days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.
WITNESS my hand and seal of said
court at Sarasota, Sarasota County,
Florida on this 12 day of December,
2024.
KAREN E. RUSHING
Clerk of the Court
(SEAL) By: Glen Kopinsky
As Deputy Clerk
Attorney for Plaintiff:
MICHELLE A. ROWE, ESQUIRE
Florida Bar No. 0036605
JOHN PAUL JABRO, ESQUIRE
Florida Bar No. 1049661
The Law Offices of Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237-6063
(941) 955-5622 /
Fax: (941) 951-1469
Designated E-Mail Addresses:
Primary: mrowe@lobeckrowe.com
Secondary: jjabro@lobeckrowe.com
Tertiary: enicholson@lobeckrowe.com
Attorneys for Plaintiff,
HIDDEN LAKE VILLAGE OF
SARASOTA, INC.
December 20, 27, 2024 24-02376S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 2024-CA-005046
LOAN FUNDER LLC, SERIES
67204,
Plaintiff, vs.
QUICK PROPERTIES BUYER
LLC, a Florida Limited Liability
Company; CARLOS MARTIN
VELAZQUEZ; JUSTO ANTONIO
CASTILLO-RINCON; ALL
UNKNOWN TENANTS AND
PERSONS IN POSSESSION,
Defendants.
To the following Defendant(s):
CARLOS MARTIN VELAZQUEZ
(Last Known Address: 4550 SW 67th
Ave., Apt 24, Miami, FL 33155)
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
property in LEE COUNTY, Florida:
LOT 41 AND THE NORTH
ONE-HALF OF LOT 42,
BLOCK "F", ASHWORTH
PARK, AS PER PLAT THERE-
OF RECORDED IN PLAT

BOOK 2, PAGE 174, OF THE
PUBLIC RECORDS OF SARA-
SOTA COUNTY, FLORIDA.
Property address is commonly
known as: 4603 Atlantic Av-
enue, Sarasota, FL 34233
Parcel Identification Number:
0069120001
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Tiffani N.
Brown, Esquire, of Tiffani N. Brown
Law, PLLC, Attorney for Plaintiff,
whose address is 130 Salem Court, Tal-
lahassee, Florida 32301, on or before
January 21, 2025, or within thirty (30)
days after the first date of publication
in the Business Observer (whichever
is later) and file the original with the
Clerk of this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint.
This notice is provided pursuant to
Administrative Order No. 2.065.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Sarasota County
Jury Office, P.O. Box 3079, Sarasota,
Florida 34230-3079, (941)861-7400,
at least seven (7) days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.
This notice shall be published once a
week for two (2) consecutive weeks in
the Business Observer.
WITNESS my hand and the seal of
this Court this 13 day of December,
2024.
CLERK OF THE COURT
Karen E. Rushing
(SEAL) By: G. Kopinsky
As Deputy Clerk
Submitted by:
TIFFANI N. BROWN, ESQ.
Florida Bar No. 1008812
Tiffani N. Brown Law, PLLC
130 Salem Court
Tallahassee, Florida 32301
Phone: (850) 513-0505
tbrown@tnbrownlaw.com
December 20, 27, 2024 24-02384S

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT
TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO.: 2019 CA 002799 NC
THE BANK OF NEW YORK
MELLON, F/K/A THE BANK OF
NEW YORK AS SUCCESSOR
IN INTEREST TO JPMORGAN
CHASE BANK, N.A. AS TRUSTEE
FOR NOVASTAR MORTGAGE
FUNDING TRUST, SERIES 2006-3,
NOVASTAR HOME EQUITY LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2006-3,
Plaintiff, vs.
DAVID VERIZZO A/K/A DAVID M.
VERIZZO; UNKNOWN SPOUSE
OF DAVID VERIZZO A/K/A
DAVID M. VERIZZO; CEDAR
CREEK MASTER ASSOCIATION,
INC.; UNITED STATES OF
AMERICA, DEPARTMENT OF THE
TREASURY-INTERNAL REVENUE
SERVICE,
Defendant(s).
NOTICE OF SALE IS HEREBY GIVEN
pursuant to the order of Uniform Final
Judgment of Foreclosure dated March
07, 2022 and Amended Uniform Final
Judgment of Foreclosure dated March
22, 2024, and entered in Case No. 2019
CA 002799 NC of the Circuit Court

of the 12TH Judicial Circuit in and
for Manatee County, Florida, wherein
The Bank of New York Mellon, f/k/a
The Bank of New York as successor
in interest to JPMorgan Chase Bank,
N.A. as Trustee for NovaStar Mortgage
Funding Trust, Series 2006-3,
NovaStar Home Equity Loan Asset-
Backed Certificates, Series 2006-3,
is Plaintiff and David Verizzo A/K/A
David M. Verizzo; Unknown Spouse Of
David Verizzo A/K/A David M. Verizzo;
Cedar Creek Master Association, Inc.;
United States Of America, Department
Of The Treasury-Internal Revenue
Service, are Defendants, the Office of
the Clerk, Sarasota County Clerk of
the Court will sell via online auction at
www.sarasota.realforeclose.com at 9:00
a.m. on the 24th day of January, 2025,
the following described property as set
forth in said Final Judgment, to wit:
LOT 87, CEDAR CREEK, UNIT
I, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 32, PAGE 5, 5A
THROUGH 5E, INCLUSIVE,
OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORI-
DA.
Property Address: 5657 Forester
Pond Avenue, Sarasota, Florida
34243
and all fixtures and personal property
located therein or thereon, which are

FIRST INSERTION

included as security in Plaintiff's mort-
gage.
Any person claiming an interest in
the surplus funds from the sale, if any,
other than the property owner as of the
date of the lis pendens must file a claim
before the clerk reports the surplus as
unclaimed.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Sarasota County
Jury Office, P.O. Box 3079, Sarasota,
Florida 34230-3079, (941)861-7400,
at least seven (7) days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.
Dated: 12/17/2024
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 19-400250
December 20, 27, 2024 24-02397S

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale,
Estate & Court-related notices

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



