

IN THE CIRCUIT COURT OF THE SECOND  
JUDICIAL CIRCUIT, IN AND FOR LEON  
COUNTY, FLORIDA.

CASE No. 2023 CA 002230

MORTGAGE ASSETS MANAGEMENT,  
LLC,

PLAINTIFF,

VS.

THE UNKNOWN HEIRS, BENEFICIARIES,  
DEVISEES, GRANTEEES, ASSIGNORS,  
CREDITORS AND TRUSTEES OF THE  
ESTATE OF JAMES T. LITTLER A/K/A  
JAMES LITTLER (DECEASED), ET AL.

DEFENDANT(S).

\_\_\_\_\_ /

**NOTICE OF ACTION**

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,  
GRANTEEES, ASSIGNORS, CREDITORS AND  
TRUSTEES OF THE ESTATE OF JAMES T. LITTLER  
A/K/A JAMES LITTLER (DECEASED)

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 4223 Teridan Crt, Tallahassee, FL 32303

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following  
described property located in Leon County, Florida:

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST  
CORNER OF LOT 614 OF THE PLANTATION OF THE FLORIDA PECAN  
ENDOWMENT COMPANY, A SUBDIVISION AS PER MAP OR PLAT THEREOF,

RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, ALSO ON THE SOUTH RIGHT OF WAY OF FRED GEORGE ROAD, THENCE RUN SOUTHWEST ALONG A RIGHT OF WAY CURVE CONCAVE TO THE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 06 DEGREES 53 MINUTES 04 SECONDS AND HAVING A RADIUS OF 1961.17 FEET FOR AN ARC LENGTH OF 235.74 FEET, THENCE SOUTH 89 DEGREES 30 MINUTES 12 SECONDS WEST ALONG SAID RIGHT OF WAY 365.26 FEET TO THE CENTERLINE OF A 60 FOOT ROAD EASEMENT, THENCE FOLLOWING THE CENTERLINE OF SAID EASEMENT RUN SOUTH 04 DEGREES 56 MINUTES 52 SECONDS EAST 269.26 FEET AND NORTH 89 DEGREES 35 MINUTES 52 SECONDS WEST 261.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 00 DEGREES 24 MINUTES 08 SECONDS WEST 20.00 FEET TO THE CENTER OF A CUL-DE-SAC EASEMENT, THENCE RUN SOUTH 08 DEGREES 18 MINUTES 27 SECONDS WEST 50.00 FEET TO A POINT, SAID POINT BEING ON THE EDGE OF SAID CUL-DE-SAC EASEMENT, THENCE RUN SOUTH 08 DEGREES 18 MINUTES 27 SECONDS WEST 249.60 FEET TO A POINT, THENCE RUN SOUTH 89 DEGREES 29 MINUTES 46 SECONDS WEST 117.95 FEET TO A POINT ON THE EAST RIGHT OF WAY BOUNDARY OF THE SEABOARD COASTLINE RAILROAD, (150 FOOT RIGHT OF WAY), THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY CURVE CONCAVE TO THE NORTHEASTERLY, WITH A RADIUS OF 2,803.90 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 16 MINUTES 18 SECONDS FOR AN ARE DISTANCE OF 355.86 FEET, THENCE LEAVING THE EAST RIGHT OF WAY BOUNDARY OF THE SEABOARD COASTLINE RAILROAD RUN SOUTH 89 DEGREES 35 MINUTES 52 SECONDS EAST 318.86 FEET TO THE POINT OF BEGINNING.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before \_\_\_\_\_ or immediately thereafter, otherwise a default may be entered against you for the

relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Tallahassee

Democrat.

Clerk of the Circuit Court

Date: 10/24/2023



By: *Howie Ben*  
Deputy Clerk of the Court

Copies furnished to:

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS,  
CREDITORS AND TRUSTEES OF THE ESTATE OF JAMES T. LITTLER A/K/A JAMES  
LITTLER (DECEASED)  
4223 Teridan Crt  
Tallahassee, FL 32303

**If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Susan Wilson at 850- 577-4401 , 301 South Monroe Street, Tallahassee, FL 32301 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.**