

COC: Current Litigation

as of February 27, 2023

Attorney	Case Name	Court Judge Docket No.	Description	Outside Counsel	Parties	Opposing Counsel	Lit Hold? (Y/N)	Person in Charge	Case Status	Upcoming Deadlines	Potential Exposure
Goldhagen, Matt	COC v Annie Holmes	Court: Washington Co. - Circuit Civil Case No. 2023-CA-07 Judge: Christopher Patterson Magistrate Judge: N/A	Foreclosure of Code Enforcement Lien / N. Church Ave.	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9693	Plaintiff(s): City of Chipley Defendant(s): Annie Holmes Third Parties: N/A		N		1/13/23 - Complaint filed & Summons Issued. Waiting on USPS PO Box Request to come back with Street Address for Service of Complaint & Summons. 2/14/23 Sent Summons & Complaint to Sherrif for service upon Defendant. 4/10/23 - Waiting for ROS from Sherrif. 5/11/23-Receive Return of Non Service. 6/26/23 - Waiting on service by Publication due being unable to serve Annie Holmes. 7/26/23 - Proof of Publication for 7/12/23 & 7/19/23 filed. Waiting for Proof of Publication for 7/26/23 & 8/2/23. 8/18/23 - Filed Notice of Filing Affidavit of Publications. 8/22/23 - Clerk's default entered. Need to file Motion to Default Judgment & schedule hearing. 9/20/23 - Filed Notice of Substitution of Counsel. 12/22/23 - File Motion for Default Judgment.		
Goldhagen, Matt	COC v Jeremie & Carlie Peters et al	Court: Washington Co. - County Civil Case No. 2023-CC-41 Judge: Frederick Peel Magistrate Judge: N/A	Foreclosure of Code Enforcement Lien / 1471 S. Railroad Ave.	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9694	Plaintiff(s): City of Chipley Defendant(s): Jeremie Peters, Carlie Petres, Kathy J. Warrington n/k/a Kathy Hartzog, John E. Hartzog, & Fareoffercashnow, Inc. Third Parties: N/A		N		1/13/23 - Complaint drafted & awaiting attorney's review. 3/20/23 - Followed up w/Atty re: file complaint. 4/21/23 Follow up w/Atty re filing Complaint and other pleadings. 5/1/23 - Complaint, Notice of Lis Pendens & Notice of Appearance filed w/Court. 6/23/23 - waiting on returns of service. 7/26/23 - FairOffer served on 7/20/23 & 8/9/23 Answer due deadline calendared. Kathy & John Hartzog served of 7/26/23 & 8/15/23 Answer due deadline calendared. Return of Non-Service filed on 7/26/23 for Carlie Peters, may reside in Destin. 8/25/23 - Still awaiting service upon Carlie Peters and Jeremie Peters. 9/20/23 - Filed Notice of Substitution of Counsel. 11/30/23 - No answers filed. 12/22/23 - Motions for Clerk default being prepared.		
Goldhagen, Matt	COC v. Estate of Joseph R. Ledlow et al	Court: Washington Co. - Circuit Civil Case No. 2023-CA-59 Judge: Christopher Patterson Magistrate Judge: N/A	Foreclosure of Code Enforcement Lien / 1278 Holley Ave. & 492 2nd Street	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9695	Plaintiff(s): City of Chipley Defendant(s): Estate of Joseph R. Ledlow a/k/a Joseph R. Ledlow, Deceased; All Heirs, Beneficiaries, Devisees, Legatees, Spouses & Creditors of Joseph R. Ledlow a/k/a Joseph R. Ledlow, Deceased Third Parties: N/A		N		1/13/23 - Complaint drafted & awaiting attorney's review. 3/20/23 - Followed up w/Atty re: file complaint. 4/21/23 Follow up w/Atty re filing Complaint and other pleadings. 4/28/23 - Complaint, Notice of Lis Pendens & Notice of Appearance filed w/Court. Waiting for service by Publication. 7/26/23 - Publications scheduled for 7/26/23, 8/2/23, 8/9/23, & 8/16/23. 8/18/23 - Filed Notice of Filing Affidavit of Publications. Need to file Motion to Appoint Admin Alitem. 9/20/23 - Filed Notice of Substitution of Counsel. 11/15/23 - Received a second recorded Order. Waiting for title work. Will amend the complaint to include new lien. 12/22/23 - Appoint Ad. Litem & Amend complaint to include 492 2nd Street CE Lien.		
Goldhagen, Matt	COC v. Estate of Mary C. MyDosh et al.	Court: Washington Co. - County Civil Case No. 2023-CC-39 Judge: Frederick Peel Magistrate Judge: N/A	Foreclosure of Code Enforcement Lien / 589 Main Street & 592 Main Street	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9697	Plaintiff(s): City of Chipley Defendant(s): Estate of Mary C. Mydosh a/k/a Mary Mydosh a/k/a Marh Carmella Davis; Charles Smejkal, Jr.; All Heirs, Beneficiaries, Devisees, Legatees, Spouses & Creditors of Mary C. Mydosh a/k/a Mary Mydosh a/k/a Marh Carmella Davis, Deceased Third Parties: N/A		N		2/9/23 - Requested Title Work. 4/24/23 - Draft Complaint, Summons, Notice of Action, Notice of Lis Pendens, Affidavit of Const. Service, Notice of Appearance and emailed to JAM for review. 4/28/23 - Complaint, Notice of Lis Pendens & Notice of Appearance filed w/Court. Waiting on service. 6/23/23 - Waiting on service by publication. 7/26/23 - Waiting on Return of Service for Smejkal & proof of publications (publications are scheduled for 7/26/23, 8/2/23, 8/9/23, & 8/16/23. 8/18/23 - Filed Notice of Filing Affidavit of Publications. Need to file Motion for Clerk's Default & Appoint Admin Alitem. 9/20/23 - Filed Notice of Substitution of Counsel. 11/30/23 - In process of getting admin ad litem/attorney ad litem appointed. 12/22/23 - Drop Count I of Complaint & Appoint Ad. Litem. 1/3/24. Amended Complaint to drop Count I & file Motion to Appoint AAL. 1/5/24 - Received Order Appointing AAL - Kristi Novonglosky. Waiting to receive AAL report.		

COC: Current Litigation

as of February 27, 2023

Goldhagen, Matt	COC v. Nancy Elizabeth White	Court: Washington Co. Case No. N/A Judge: N/A Magistrate Judge: N/A	Foreclosure of Code Enforcement Lien / 737 Sinclair St.	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9698	Plaintiff(s): City of Chipley Defendant(s): Nancy Elizabeth White Third Parties: N/A	N		2/24/23 - Need to bring motion back to magistrate to enter an amended order that identifies both parcels (correct scrivener's error). 3/20/23 - Tax deed sale scheduled. COC filed claim for surplus funds. 12/22/23 - Interpleader suit filed.		
Goldhagen, Matt	COC v. Estate of Dennie Gilmore a/k/a Dennie Gilmore, Deceased et al	Court: Washington Co. - Circuit Court Case No. 2023-CA-47 Judge: Christopher Patterson Magistrate Judge: N/A	Foreclosure of Code Enforcement Lien / 1209 Campbellton Ave	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9699	Plaintiff(s): City of Chipley Defendant(s): Estate of Dennie Gilmore a/k/a Dennie Gilmore, Deceased; All Heirs, Beneficiaries, Devisees, Legatees, Spouses & Creditors of Dennie Gilmore a/k/a Dennie Gilmore, Deceased Third Parties: N/A	N		1/13/23 - Complaint drafted & awaiting attorney's review. 3/20/23 - Followed up w/Atty re: file complaint. 4/10/23 Notarized Aff. Const. Service. File Complaint, Summons, NOA & NOLis Pendens. Notice of Action in Foreclosure publication is currently running and will be complete on 5/10/23. Answer to complaint due May 19. 6/23/23 - Drafting motion to appoint administrator ad litem for estate. 9/20/23 - Filed Notice of Substitution of Counsel. 11/30/23 - In process of getting admin ad litem/attorney ad litem appointed. 1/3/24 - File Motion to Appoint AAL. 1/5/24 - Received Order Appointing AAL - Kristi Novonglosky. Waiting to receive AAL report.		
Goldhagen, Matt	COC v. Estate of Martha Pippin	Court: Washington Co. Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 777 West Boulevard & 499 Martin Luther King Drive	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9700	Plaintiff(s): City of Chipley Defendant(s): Estate of Martha D. Deal Pippin; Michael Brian Tylor; Amanda Taylor Third Parties: N/A	Y		5/17/23 - Possible Homestead property. 12/22/23 - Prepare complaint.		
Goldhagen, Matt	COC v. Richard Barrentine	Court: Washington Co. Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 1219 Johnson Avenue	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9701	Plaintiff(s): City of Chipley Defendant(s): Richard Barrentine and Diana Barrentine Third Parties:	y		4/28/23 - Waiting for recorded lien. 8/28/23 - received title work. 9/8/23 - Title work shows mortgage foreclosure suit filed. Researching whether junior lien foreclosure or intervene in existing foreclosure suit to claim surplus funds. 12/22/23 - Moratorium until May.		
Goldhagen, Matt	COC v. BC Graham Theological Seminary	Court: Washington Co. - County Civil Case No. 2023-CC-81 Judge: Frederick Peel Magistrate Judge: N/A	Foreclosure of Code Enforcement Lien / 1218 Campbellton Ave.	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9702	Plaintiff(s): City of Chipley Defendant(s): BC Graham Theological Seminary Third Parties:	N		4/28/23- Waiting for recorded lien. 8/25/23 - Waiting for title work. 9/19/23 - File Complaint, Summonses, Notice of Lis Pendens, and Notice of Appearance. 10/10/23 - g. McGhee, D. Davis, J. Wilson & M. Wilson served. Wilson filed Mtn to Dismiss. 10/19/23 - Return of Non Service re: BC Graham. 10/24/23 - Peel Recusal Order entered & Order of Reassignment to Judge Roberts. 10/27/23 - Return of Non Service re: J. Kirkland. 12/22/23 - Stipulation for Dismissal prepared. 1/29/23 Case dismissed with prejudice.		
Goldhagen, Matt	COC v. Sandra Brewer	Court: Washington Co. Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 746 West Blvd.	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9703	Plaintiff(s): City of Chipley Defendant(s): Sandra Brewer and Plusive Expressions, LLC Third Parties:	N		4/12/23 - Lien recorded. 8/25/23 - Waiting for title work. 12/22/23 - Prepare Complaint		
Goldhagen, Matt	COC v. Stephanie Broxton	Court: Washington Co. - Circuit Court Case No. 2023-CA-86 Judge: Christopher Patterson Magistrate Judge: N/A	Appeal of Code Enforcement Lien / 653 Bennett Drive	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9706	Plaintiff(s): City of Chipley Defendant(s): Stephanie Broxton Third Parties:	N		6/22/23 - Order finding Violation. 30 day waiting period for appeal. Broxton filed appeal 31 days after Order. COC filed Motion to Dismiss. 8/22/23 - Judge denied Motion to Dismiss. 10/26/23 - Order dismissing appeal due to Appellant's failure to file the required brief. 12/22/23 - Waiting on direction from Council - CRA grant received.		

COC: Current Litigation

as of February 27, 2023

Goldhagen, Matt	COC v. Joshua Deans	Court: Washington Co. Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 745-763 1st Street	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9707	Plaintiff(s): City of Chipley Defendant(s): Joshua Deans and Jeremy Deans Third Parties:		N		6/22/23 - Order finding Violation. 30 day waiting period for appeal. 9/25/23 - Waiting for title work.		
Goldhagen, Matt	COC v. Latonia Mckinnie	Court: Washington Co. Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 1167 6th Street	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9708	Plaintiff(s): City of Chipley Defendant(s): Latonia Mckinnie Third Parties:		N		6/22/23 - Order finding Violation. 30 day waiting period for appeal. 11/15/23 - Received recorded Order. Waiting for title work. 12/22/23 - Follow up w/TD re: magistrate.		
Goldhagen, Matt	Lora Bell v. COC	Court: Washington Co. - Circuit Court Case No. 2023-CA-77 Judge: Christopher Patterson Magistrate Judge: N/A	Interpleader Complaint / 737 Sinclair Street	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9709	Plaintiff(s): Hon. Lora Bell, Clerk of Court Defendant(s): City of Chipley, Nancy E. White, Amy K. Hill, William M. Hill, Andrew H. Hill, Tina M. Hill, Monica N. Hill, Christina Hill, and Teannah Hill Third Parties: N/A		N		7/18/23 COC served with Complaint. Answer filed 8/9/23. 9/20/23 - Filed Notice of Substitution of Counsel. 11/17/23 - Clerk filed motion for interpleader. Hearing hasn't been scheduled due to all parties not being personally served. 1/23/24 Hrg on Bell's Motion for Judgment of Interpleader scheduled for 1/30/24.		
Goldhagen, Matt	CPD v. Nipul Metha	Court: Washington Co. - Circuit Court Case No. 2023-CA-85 Judge: Christopher Patterson Magistrate Judge: N/A	Forfeiture	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9710	Plaintiff(s): Chipley Police Department Defendant(s): Nipul Metha, Atul Modi, and Nitya, Inc. d/b/a Gas Mart/77 Gas Mart Third Parties: N/A		N		8/4/23 - Petition for Final Order of Forfeiture filed with the Court. 8/9/23 - Atul Modi and Gas Mart served with Petition & Summons. 8/25/23 - Serve Nipul Metha. 1/29/24 File Motion for Prob. Cause.		
Goldhagen, Matt		Court: Washington Co. - Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 5871 7th Street	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9689	Plaintiff(s): City of Chipley Defendant(s): [DEFENDANT] Third Parties: [THIRD PARTIES]		N		12/22/23 - Special Magistrate to amend order to correct address.	[ANY UPCOMING DEADLINES]	[AMOUNT OF POTENTIAL EXPOSURE]
Goldhagen, Matt	COC v. Terry Davis	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 504 MLK Drive	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9689	Plaintiff(s): City of Chipley Defendant(s): Terry Davis Third Parties: [THIRD PARTIES]		N		[DESCRIPTION OF RECENT FILINGS AND PROCEDURAL POSTURE]	[ANY UPCOMING DEADLINES]	[AMOUNT OF POTENTIAL EXPOSURE]
Goldhagen, Matt	COC v. Edith Juanita Hogan	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 737 Pecan Street	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9689	Plaintiff(s): City of Chipley Defendant(s): Edith Juanita Hogan, Third Parties: [THIRD PARTIES]		N		[DESCRIPTION OF RECENT FILINGS AND PROCEDURAL POSTURE]	[ANY UPCOMING DEADLINES]	[AMOUNT OF POTENTIAL EXPOSURE]

COC: Current Litigation

as of February 27, 2023

Goldhagen, Matt	COC v. Thelma Wood	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 771 Pecan Street	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9689	Plaintiff(s): City of Chipley Defendant(s): Thelma Wood Third Parties: [THIRD PARTIES]		N		[DESCRIPTION OF RECENT FILINGS AND PROCEDURAL POSTURE]	[ANY UPCOMING DEADLINES]	[AMOUNT OF POTENTIAL EXPOSURE]
Goldhagen, Matt	COC v. Pamela Moore et. al.	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 869 Chesnut Hill	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9689	Plaintiff(s): City of Chipley Defendant(s): Pamela Moore, David A. Marshall Third Parties: [THIRD PARTIES]		N		[DESCRIPTION OF RECENT FILINGS AND PROCEDURAL POSTURE]	[ANY UPCOMING DEADLINES]	[AMOUNT OF POTENTIAL EXPOSURE]
Goldhagen, Matt	COC v. Chipley Course, LLC	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Chipley Course, LLC	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9689	Plaintiff(s): City of Chipley Defendant(s): [DEFENDANT] Third Parties: [THIRD PARTIES]		N		12/22/23 - Prepare Complaint re: dec. relief. 1/25/24 Receive Amended Complaint from Chipley Gulf Course. Draft Answer to Amended Complaint and Counterclaim for Declaratory Relief.	[ANY UPCOMING DEADLINES]	[AMOUNT OF POTENTIAL EXPOSURE]
Goldhagen, Matt	Godfrey Environmental	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Godfrey Environmental	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9689	Plaintiff(s): [PLAINTIFF] Defendant(s): [DEFENDANT] Third Parties: [THIRD PARTIES]		N		12/22/23 - Monitor. Dismissed w/o prejudice	[ANY UPCOMING DEADLINES]	[AMOUNT OF POTENTIAL EXPOSURE]

Tracking Number	Timestamp	Email Address	Legal Service Requested	Summary of Request	Date Submitted	Response Deadline	Contact Name	Supporting Documentation for Request	MBJ Reviewed	Notes	Status
23-028	12/5/2023 14:20:57	ptanner@cityofchipley.com	Document/Contract Review	Per Dan's request please research and take the lead on the Local Bill Process we need to follow for the annexations so we can make sure it is done properly. We should have the legal descriptions from the surveyor in the next week. Just let us know what we need to do.	12/5/2023	12/11/2023	Patrice Tanner		12/13/2023	Sent memo to PT	Complete
23-029	12/8/2023 12:29:02	ptanner@cityofchipley.com	Document/Contract Review	Public Records Request from Mr. James Brooks: Please provide fines imposed on the Mongoven Building property since the time it was abandoned.	12/8/2023	12/12/2023	Patrice Tanner		12/12/2023	Sent memo to PT	Complete
23-030	12/15/2023 9:58:19	sthompson@cityofchipley.com	Draft Document	Lease between Community South Credit Union and the City of Chipley for the property of 1042 Hwy 90, Chipley Florida, which is the tower site. This property was recently given its own address for the tower and communications building. I have attached the new survey of the property below for your review. If you need anything further please let me know.	12/15/2023	1/31/2024	Scott Thompson	https://drive.google.com/open?id=1vzxue8idQF93dBc_nvZU32Kug7bE-QJt	12/19/2023	Sent draft agreement to CST	Complete
24-001	1/3/2024 9:08:04	tdonjuan@cityofchipley.com	Request for Formal Written Opinion to City Council	We spoke the other day about the new business coming in downtown that will be selling alcoholic beverages and will be having food trucks. They are wanting to apply for alcoholic beverage license 8COP this is typically the license type for a restaurant. On the application the zoning officer is required to sign off for zoning. Would there be any issues if the City approved and signed off on this establishment.	1/3/2024	1/9/2024	Tamara Donjuan		1/7/2024	Sent memo to TD, pending application review	PENDING
24-002	1/18/2024 12:52:31	sthompson@cityofchipley.com	Request for Memo to Administration/Staff (Legal Research)	<p>Are skateboards allowed on City sidewalks and public areas where not prohibited.</p> <p>Florida Statute 316.2065(9) & (11) basically indicate that Skateboarders are pedestrians and may use the sidewalk and/or crosswalk to cross the roadway.</p> <p>Attorney General Opinion Number: AGO 98-15, reflects same statutes and same opinion.</p> <p>City Ordinance: Sec. 34-87 Bicycles, etc... prohibited. states: No person shall ride a bicycle, tricycle or velocipede, or other such vehicle or toy over or upon any public sidewalk within the city.</p> <p>Does a skateboard fall into the category of "other such vehicle or toy"?</p>	1/18/2024	1/23/2024	Scott Thompson	https://drive.google.com/open?id=1gbl0SeH9Ns98LP4owU3sOw3Z8gZ3_R6I	1/19/2024	Sent memo to CST	Complete