

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
25-001	2/24/2025 8:10:28	HAycock@cityofchipley.com	Draft Document	Draft ordinance re: open burning code	2/24/2025	2/28/2025	Hunter Aycock	https://drive.google.com/open?id=17UJSWc5vLsjNoE3fnIA9aixF26weo9La	3/5/2025	Reviewed draft	Complete
25-002	3/17/2025 14:54:18	tdonjuan@cityofchipley.com	Request for Memo to Administration/Staff (Legal Research)	1214 Johnson Ave was foreclosed on 3/3/25 and is requesting lien search. Will the city's code enforcement lien still apply? If so, can you give me a total for the liens. Thank you.	3/17/2025	3/21/2025	Tamara Donjuan	https://drive.google.com/open?id=10bJm1CLAXDaTDIzLc7CJjXfICWt5TWtR	3/18/2025	Sent memo to TD Sent draft agreement to PT	Complete
25-003	3/19/2025 12:53:53	ptanner@cityofchipley.com	Draft Document	The Washington County Phenoms - Facilities Use Agreement for use of the city field behind T.J. Roulhac. They have submitted their COI naming the city as additional insured.	3/19/2025	3/24/2025	Patrice Tanner		3/22/2025		Complete
25-004	3/20/2025 13:12:00	ptanner@cityofchipley.com	Draft Document	We will need the following per the grant agreement: The results of a title search and the opinion prepared by a member of the Florida Bar or Licensed title insurer of the project area covering the thirty (30) year period prior to approval by Department Secretary, which attests to a clear title owned by the grantee, with no liens, encumbrances or taxes held against the property or a copy of title insurance. This will be for Shivers Park - Parcel No. 00-1938-0000 and Gilmore Park - Parcel No. 00-1407-0000.	3/20/2025	4/20/2025	Patrice Tanner		4/29/2025	Sent opinion letter	Complete
25-005	3/28/2025 12:51:48	ptanner@cityofchipley.com	Request for Memo to Administration/Staff (Legal Research)	We have a council member inquiring about the possibility of making our animal control ordinance more strict to prevent dogs from being on chains, if feasible.	3/28/2025	4/4/2025	Patti Tanner		5/29/2025	Sent animal control ord to PT	Complete
25-006	4/9/2025 14:42:07	ptanner@cityofchipley.com	Document/Contract Review	This is the information we gave to the council for discussion. We will put it on the agenda for May for discussion again. I did not include the company we will use for the background checks because I know you were looking into that last month. Let me know your thoughts.	4/9/2025	4/23/2025	Patti Tanner	https://drive.google.com/open?id=1En4yLY9qU1IKYuDEHTQYIHLZi2RrSXH , https://drive.google.com/open?id=1Hh5mSWxmqs7QQ5UNqLbjnva8yHQ8l9q , https://drive.google.com/open?id=1kAX910ULZ8CrN4vJLZCNvNPD9pnpWIE , https://drive.google.com/open?id=1kKJH3HGtllV0mJ0L840KEJdWstaBwUpp	4/22/2025	Pending MBJ review of draft policy and agreements	PENDING
25-007	4/9/2025 15:08:13	ptanner@cityofchipley.com	Request for Memo to Administration/Staff (Legal Research)	Please review the information submitted by Mr. Richard McMahon about being approved to hand out ministry cards at Highway 77 and Highway 90 intersection. He would also like to collect money and the person performing the services would get to keep the money collected.	4/9/2025	4/16/2025	Patti Tanner	https://drive.google.com/open?id=1mq0edIPxBtp56WlnGPRwhyD5f8AGh3SZ , https://drive.google.com/open?id=1JtsKmlmBl-o0vQUXB3JSFA8S19d4nxU	4/17/2025	Sent memo and ordinance language to PT	Complete
25-008	4/9/2025 15:17:40	ptanner@cityofchipley.com	Document/Contract Review	Can we look at the code and comp plan per our discussion last night and see if there is something we can come up with that the Council may be agreeable to that will limit the neighborhood commercial business possibilities from what they currently are. This may help to alleviate some citizen concerns when it comes to the types of businesses that are allowed at certain locations. I would say as long as it is consistent with what other entities are doing. I will send the comp plan by email because it is too large.	4/9/2025	4/10/2025	Patti Tanner		4/15/2025	Sent memo to PT to work with planning group	PENDING
25-009	4/24/2025 10:49:33	ptanner@cityofchipley.com	Draft Document	Can you please prepare the resolution and purchase agreement for the sale of the city industrial park property for MBN Properties, LLC. Seamus paid for the boundary survey to be done so it will not need to be included in the closing costs. I have attached the boundary survey. We would like if at all possible to have this on the agenda in May which would require us to have it back by May 6, 2025. If this is not possible just let me know and I will let the purchaser know it will be June. We charge \$5,000 per acre for this property.	4/24/2025	5/6/2025	Patrice Tanner	https://drive.google.com/open?id=1pDIDnrl6mshJTL6zyVhBENQ-RbXADZ	5/7/2025	Sent PSA to PT	Complete
25-010	5/19/2025 8:26:12	tdonjuan@cityofchipley.com	Request for Memo to Administration/Staff (Legal Research)	I have a lien amount request for 777 West Blvd. Can you please provide me with the total lien amount with a daily per diem?	5/19/2025	5/23/2025	Tamara Donjuan	https://drive.google.com/open?id=1xgBtpGAWAnr4kZNPtH-w21DXHKmZ1L	5/19/2025	Sent memo to TD	Complete
25-011	5/28/2025 15:18:24	ptanner@cityofchipley.com	Request for Memo to Administration/Staff (Legal Research)	The sidewalk behind The Mug on Main is city owned and the gutters on the building are making the water flow onto our sidewalk which is a safety issue. What kind of liability is it for the city to connect to the building owners gutter and pipe the water under the sidewalk and out into the parking lot? Or, is it the building owners responsibility to direct the water off of the city sidewalk. I am being asked by a council member to redirect the water but the only way we can do this is to connect to the gutter system already in place. If it is not a liability for the city then we can do this.	5/28/2025	6/6/2025	Patti Tanner	https://drive.google.com/open?id=1TiHkcWU9HyC8N4d7B2e0BILxX8NqVWS4	5/29/2025	Sent memo to PT	Complete
25-012	6/6/2025 7:35:28	tdonjuan@cityofchipley.com	Request for Memo to Administration/Staff (Legal Research)	You gave me the total for fine for 777 West Blvd on 05/19/2025. Have any fees changed for the attorney? I understand it has changed for the daily fines. Just need verification as this may come up in the meeting Tuesday night. Here is what you have sent me. Fines through today are \$46,350.00 accruing at \$50.00 per day. Attorney's fees and costs are \$1,077.50 through today. That gives us a total lien amount of \$47,427.50 through today.	6/6/2025	6/6/2025	Tamara Donjuan		6/9/2025	Sent memo to PT and TD	Complete

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
25-013	6/10/2025 16:31:29	planner@cityofchipley.com	Draft Document	I met with Cindy Birge with Elite Realty today and we discussed the award of the Real Estate Consulting Services from last months meeting. I am attaching a standard realtor agreement for your review, but I thought you might want to draft an agreement yourself to be approved at next months meeting. We will also need an attachment to the agreement such as a Task order that we can use to task them with specific jobs that will include the cost of the specific tasking that we can also take to the council each time we have a property to sell. So we would have a contract and task order to approve at the July meeting. I am also attaching the RFQ documents.	6/10/2025	6/24/2025	Patricia Tanner	https://drive.google.com/open?id=1Z51NIJ5uyKEvP8c3wULxp8K6ORULKq,https://drive.google.com/open?id=1KnzqjTzqj23PPTz77jLMhBpA0yu3U63h,https://drive.google.com/open?id=1_Sf2R1DpVOfhUI6Vs4_jvuPVnpCHB6aT,https://drive.google.com/open?id=1rkZVX6PX384vnpHHeVrUpG98gl0w5JD7,https://drive.google.com/open?id=1h5UUOvIMcYT-2niN7s0vRKzoa1DZGe7w	7/8/2025	Revised agreement	Complete
25-014	7/8/2025 17:06:24	planner@cityofchipley.com	Draft Document	Prepare a policy regarding the waiving of code enforcement fines as was discussed in the meeting last month	7/8/2025	7/23/2025	Patrice Tanner		7/8/2025	Pending MBJ review	PENDING
25-015	7/8/2025 17:12:39	PTanner@cityofchipley.com	Draft Document	Attached is the updated survey and the original agreement that was approved for the Chipley Station. Can you please amend the agreement with the updated legal description and we will place it on the August agenda.	7/8/2025	7/23/2025	Patrice Tanner	https://drive.google.com/open?id=1UaO9_lc21fWthpCrUr0se2oGPzOzfiTW,https://drive.google.com/open?id=15mytbn_JpMHDIMQsfiBm8xZ6Kffiel	7/26/2025	Sent amendments to PT	Complete
25-016	7/8/2025 17:14:02	PTanner@cityofchipley.com	Draft Document	Attached is the Partial Release of Mortgage that you had originally done due to the boundary lines of the Pedraja and Hitchcock properties being incorrect. I believe you said we would need to reverse this partial release if they did not end up paying their CRA loan off in full. They did not end up paying it off and are continuing to make monthly payments.	7/8/2025	7/23/2025	Patrice Tanner	https://drive.google.com/open?id=1vn_x69n2-b8ZDRM8G-MSJPaaqSCx7JD	7/23/2025	Pending MBJ review	PENDING
25-017	7/8/2025 17:16:11	PTanner@cityofchipley.com	Draft Document	The attached grant is for Coggin Properties. They were originally paid \$11,977.50 in grant funds for 1276 Church Avenue. They have since sold the property and reimbursed CRA 80% of the grant funds for a total of \$9,582.00. What do we need to do with these grants in order to release the lien where we recorded the grant documents? Will you prepare us a standard lien release that we can utilize moving forward, or how do you want us to handle this.	7/8/2025	7/22/2025	Patrice Tanner	https://drive.google.com/open?id=1K7nDqCjzIzjF8xzBuAwP_38nC8TZd,https://drive.google.com/open?id=1k_yoKBtVxTDC4wUQNQLxhtConT36EL3R,https://drive.google.com/open?id=1l0yJEvSYXsEvRfTf27mb_Xf2E56Hlx8	9/16/2025	Sent lien release to PT	Complete
25-018	8/14/2025 13:49:00	PTanner@cityofchipley.com	Document/Contract Review	Review of proposed CPD Policy for Investigative Recovery Costs	8/14/2025	8/28/2025	Patrice Tanner	https://drive.google.com/open?id=1NUKLvjeGBWm6UGerKVHRtkWVxO19ID3g,https://drive.google.com/open?id=1ndbeV9BV096Y8MsZRsVqWIAo6chxXhjiH,https://drive.google.com/open?id=1d3LAogYRzyK8ICw4T-1YIMG0Y5p2bSSN,https://drive.google.com/open?id=140bVgqgDVw6cxhGk7hXWTzwZBngnWuk	8/14/2025	Pending MBJ review	PENDING

COC: Current Litigation

as of February 27, 2022

Attorney	Case Name	Court Judge Docket No.	Description	Outside Counsel	Parties	Opposing Counsel	Case Status	Lit Hold? (Y/N)
Goldhagen, Matt	COC v. Amerigas Propane, Inc.	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 1422 South Blvd.	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.c om (850) 638-9695	Plaintiff(s): City of Chipley Defendant(s): Amerigas Propane, Inc. Third Parties: N/A		12/16/24 Code Enforcement Hrg scheduled for 1/16/25.	
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.c om (850) 638-9701	Plaintiff(s): City of Chipley Defendant(s): Richard Barrentine and Diana Barrentine Third Parties: N/A		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. 8/4/24 - Check docket to see if moratorium lifted. 2/19/25 - Property sent to foreclosure auction & sold.	Y
Goldhagen, Matt	COC v. John Bledsoe	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Code Enforcement Violation / 511 2nd Street	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.c om (850) 638-9693	Plaintiff(s): City of Chipley Defendant(s): John Bledsoe Third Parties: N/A		4/1/25 - CE hearing scheduled for 4/24/25.	
Goldhagen, Matt	COC v. Cabeeafll, LLC	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Code Enforcement Violation / 511 5th Street.	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.c om (850) 638-9692	Plaintiff(s): City of Chipley Defendant(s): Cabeeafll, LLC Third Parties: N/A		12/16/24 Code Enforcement Hrg scheduled for 1/16/25.	
Goldhagen, Matt	Chipley Course, LLC v. COC	Court: Washington Co. - Circuit Civil Case No. 2023-CA- 123 Judge: Timothy Register Magistrate Judge: N/A	Breach of Contract - Dec. Judgment	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.c om (850) 638-9689	Plaintiff(s): Chipley Course, LLC Defendant(s): City of Chipley Third Parties: N/A	Mitch Dever, Esq. FL Bar No. 0939730 PO Box 9811 Panama City Beach, FL 32417 (850) 234-7677 mitchdever@co mcast.net	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. 2/7/24 COC filed an Answer and Counterclaim. 3/19/24 Responded to CGC's discovery request. Send discovery to CGC. Depo of P. Tanner scheduled for 4/23/24. Mediation held & settlement reached. Awaiting executive session scheduled for 7/22/24. 9/24/24 -CC filed MSJ & Hrg on MSJ scheduled for 1/6/25. 2/12/25 - MSJ denied. 2/14/25 - discovery ongoing. 3/5/25 Trial schedule. 3/20/25 - Depositions of Miner & Vines scheduled for April & May. 5/27/25 - COC's MSJ hrg scheduled for 7/11/25. Final hearing scheduled for 7/15/25. 7/21/25 - Final hearing cancelled. COC's & CC's MSJs denied. 7/23/25 - Final hearing to be rescheduled. 8/25/25 - Final hearing scheduled for 11/16/25.	N
Goldhagen, Matt	COC v. Terry Davis	Court: Washington Co. - County Civil Case No. 2024-CA- 61 Judge: Frederick Peel Magistrate Judge: N/A	Foreclosure of Code Enforcement Lien / 504 MLK Drive	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.c om (850) 638-9689	Plaintiff(s): City of Chipley Defendant(s): Terry Davis, Washington Co. Clerk of Court and Washington County Tax Collector Third Parties: N/A		3/4/25 Rcv title work & draft complaint. 5/23/24 - Filed complaint, lis pendens & notice of appearance.6/12/24 - Sent pleadings out for service upon defendants. 6/25/24 - Clerk's answer filed. 7/29/24 - Receive answer from Terry Davis. 8/2/24 - Need to file Motion for Summary Judgment. 10/2/24 - Draft MSJ waiting for MG's review. 10/23/24 - per TD, tax deed sale scheduled for 1/21/25. 3/20/25 - Status hrg scheduled for 4/12. 4/22/25 - Schedule final hearing per Judge. 5/27/25 - Final hrg scheduled for 9/17/25. 9/12/25: Final hearing rescheduled to 12/15/25. Pending direction from City Counsel.	N

COC: Current Litigation

as of February 27, 2023

Goldhagen, Matt	COC v. Estate of Dennie Gilmore a/k/a Dennie Gilmore, Deceased et al	Court: Washington Co. - Circuit Civil 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, Devises, Legatees, Spouses & Creditors of Dennie Gilmore a/k/a Dennie Gilmore, Deceased Third Parties: N/A		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. 6/13/24 - Receive AAL report & petition. Attempt to serve Gilmore Jr. at newly found address. 7/12/24 - Serve heris located by AAL. 12/26/24 - Draft motion for const. service & sent to MG for review. 1/6/25 - Motion for Const. Service filed. 1/6/25 - Order granting Motion entered. 2/14/25 - motion for clerk default being drafted. 4/2/25 - Clerk default entered. 4/15/25 - drafting motion for default judgment. 6/30/25 - Motion for Default Judgment filed. 7/25/25 - Hrg on M4DJ scheduled for September 19. 9/17/5 - Final Jdgmt entered. Need to get an amended Final Jdgmt due to no sale date being including in original Final Jdgmt.	N
Goldhagen, Matt	COC v. Cherry E. Hall	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Code Enforcement Violation / 1324 Coggin Ave	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9690	Plaintiff(s): City of Chipley Defendant(s): Cherry E. Hall and Auburn E. Hall Third Parties: N/A		9/24/24 - 9/26 Code Enforcement Hrg rescheduled to 10/31. 12/5/24 - Waiting for Order	
Goldhagen, Matt	COC v. William Harrison	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Code Enforcement Violation / 1400 Forrest Avenue	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9696	Plaintiff(s): City of Chipley Defendant(s): William Harrison Third Parties: N/A		4/1/25 - CE hearing scheduled for 4/24/25.	
Goldhagen, Matt	COC v. Estate of 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: N/A		3/4/24 MBJ to follow-up with TD. 8/4/24. - Order title work.	N
Goldhagen, Matt	COC v. Implusive Expressions, LLC	Court: Washington Co. - County Civil Case No. 2024-CC-094 Judge: Colby Peel 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): Implusive Expressions, LLC Third Parties: N/A	R. Wes Adkison, Esq. Kerry Adkison, P.A. P. O. Box 669 Chipley, FL 32428 Phone: (850) 638-2643 office@adkisonfirm.com kayla@adkisonfirm.com	4/12/23 - Lien recorded. 8/25/23 - Waiting for title work. 3/4/24 - Receive title work & need to draft Complaint. 8/4/24 - Not homestead property. File Complaint. 8/21/24 - Suit filed. 9/18/24 - awaiting on service of process. 10/2/24 - Defendant served. Calendared answer due date (10/23). 10/21/24 - Answer received, claims violations corrected. MG provided outstanding fines & requested payment. 11/25/24 - Check w/MG re: response from D re: payment of fines. 12/9/24 - Moiton to Strike Answer filed & hearing set for 12/27/25. 1/15/25 - Impulsive Exp. hired attorney. Hrg on Mtn 2 Strike cancelled. 2/14/25 - Discovery ongoing.	N

COC: Current Litigation

as of February 27, 2023

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	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. 2/23/24 - Filed Amended Complaint and Motion to Appoint AAL and received Order appointing AAL. 3/25/24 Awaiting AAL report. 7/8/24 - Receive AAL's Petition Det. Heirs. 7/12/24 - Serve Heirs located by AAL. 8/4/24 - Search new address for Deckard. 8/22/24 - Waiting for Deckard to be served at new address. 11/1/25 - Unable to serve Deckard. Process Servers seem to be getting run around. 12/26/24 - Draft Motion for Const. Service & sent to MG for review. 2/14/25 - Order granting const. service entered. Motion for clerk default drafted. 4/16/25 - Clerk default received. Need to draft motion for default judgment. 5/14/25 - Need to draft MSJ & MDJ. 6/27/25 - Draft MSJ & MDJ. 7/12/25 - MSJ sent to MG for review. 9/25/25 - Pretrial scheduled for 1/5/26 & Trial scheduled for 2/2/26.	N
Goldhagen, Matt	COC v. Estate of Janel Catherine Marusiak	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Code Enforcement Violation / 578 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): Estate of Janel Catherine Marusiak Third Parties: N/A	07/25/2024 - Code Enforcement Hrg. 8/4/24.- Waiting for order.	
Goldhagen, Matt	CPD v. Jayson McCoy	Court: Washington Co. Case No. 2025-CA-30 Judge: Timothy Register Magistrate Judge:	Forfeiture / 616 Main Street	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9700	Plaintiff(s): Chipley Police Dept. Defendant(s): Jayson McCoy, Walter McCoy and Heather Flemming Third Parties: N/A	4/18/25 - Case filed. 4/21/25 - Defendants served. 5/1/25 - Adv. Probable Cause Hrg scheduled for 6/6/25. 6/11/25 - Probable cause hrg rescheduled for 7/1/25. 7/16/25 - Probably Cuase Hrg conducted. Awaiting PC Order. 7/24/25- Probable Cause Order entered. 8/17/25 - J. McCoy filed answer.	Y
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/A	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. 8/4/24 - Need to file suit. 8/22/24 - Complaint, Lis Pendens & NOA sent to MG for review.	N
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: N/A	3/4/24 Title Work ordered. 8/4/24 - Property brought into compliance. Bring to Council re: fine.	N

COC: Current Litigation

as of February 27, 2023

Goldhagen, Matt	COC v. Estate of Mary C. MyDosh et al.	<p>Court: Washington Co. - County Civil</p> <p>Case No. 2023-CC-39</p> <p>Judge: Frederick Peel</p> <p>Magistrate Judge: N/A</p>	Foreclosure of Code Enforcement Lien / 589 Main Street & 592 Main Street	<p>Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9697</p>	<p>Plaintiff(s): City of Chipley</p> <p>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</p> <p>Third Parties: N/A</p>	N/A	<p>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. 8/4/24 - 589 Mian Street Closed. Followup w/AAL. 11/1/25 - Attempt to serve smejkal at new address AAL found. 12/11/24 - sent pleading to process server for service at NY address. 12/26/24 - Receive return of non-service upon Smejkal Jr. 2/20/25 - Order granting const. service received. Drafting motion for clerk default default. 4/23/25 - Clerk default entered. Need to draft motion for default judgment. 5/21/25 - Motion for Default Judgment filed. 7/25/25 - Scheduling hrg on motion for default judgment. 8/4/25 - Evidentiary hearing on Motion for Default Judgment schdled for 9/16/25. 9/16/25 - Final Jdgment entered. Need to amend final judgment to include foreclosure sale date.</p>	N
Goldhagen, Matt	COC v Jeremie & Carlie Peters et al	<p>Court: Washington Co. - County Civil</p> <p>Case No. 2023-CC-41</p> <p>Judge: Frederick Peel</p> <p>Magistrate Judge: N/A</p>	Foreclosure of Code Enforcement Lien / 1471 S. Railroad Ave.	<p>Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9694</p>	<p>Plaintiff(s): City of Chipley</p> <p>Defendant(s): Jeremie Peters, Carlie Petres, Kathy J. Warrington n/k/a Kathy Hartzog, John E. Hartzog, & Fareoffercashnow, Inc.</p> <p>Third Parties: N/A</p>		<p>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. 11/19/24 - Default defendants & draft MSJ 12/3/24 - Filed motions for clerk default. 12/11/24 - Clerk defaults entered & serving being attempted upon C. Peters at new address. 12/30/24 - Service complete upon C. Peters. Answer due on 1/6/25. 2/21/25 - Drafting Motion for Clerk Default & defaults. 4/1/25 - Motion to trans. case to Circuit Civil filed. Waiting for case to be transferred to file Motion for Summary Judgment. 4/16/25 - Case not being transferred. Need to schedule hrg on MSJ in county court. 5/21/25 - Hrg on MSJ scheduled for 7/31/25. 7/29/25 - Hearing cancelled. Defendants would like time to bring property into compliance.</p>	N
Goldhagen, Matt	CPD v. Estate of Martha Pippin	<p>Court: Washington Co.</p> <p>Case No. 2025-CA-34</p> <p>Judge: Timothy Register</p> <p>Magistrate Judge:</p>	Forfeiture / 499 Martin Luther King Drive	<p>Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9700</p>	<p>Plaintiff(s): Chipley Police Dept.</p> <p>Defendant(s): Estate of Martha D. Deal Pippin, and Felecia Nickels</p> <p>Third Parties: N/A</p>		<p>2/20/25 - Forfiture complaint drafted. 4/1/25 - Waiting on signed affidavit from Chief. 5/5/25 - Case filed. 5/12/25 - Defendant's served. 5/21/25 - Adv. Probable Cause Hrg scheduled for 7/10/25. 7/23/25 - Need to notice tax cert. holder & reschedule probable cause hearing. 9/23/25 - Noticed tax cert. holder. need to reschedule probable cause hearing.</p>	Y
Goldhagen, Matt	COC v. Estate of Martha Pippin	<p>Court: Washington Co.</p> <p>Case No. 2025-CA-09</p> <p>Judge: Timothy Register</p> <p>Magistrate Judge:</p>	Nusiance Abatement of Code Enforcement Lien / 499 Martin Luther King Drive	<p>Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9700</p>	<p>Plaintiff(s): City of Chipley</p> <p>Defendant(s): Estate of Martha D. Deal Pippin, Felecia Nickels, and Carl Hogue</p> <p>Third Parties: N/A</p>		<p>3/4/24 - Review title work. 2/6/25 - Suit filed. 2/20/25 - Amending complaint due to drug arrest. 3/20/25 - Filed Amended Complaint & sent summons/complaint out for service upon defendants. Waiting for notice of publication. 4/22/25 - Received affidavit of publication. Need to file w/Clerk. Defendants have been served. Felecia filed an answer. 7/23/25 - Need to draft Motion for Final Judgment re: injunction and reserving right to claim damages. 8/12/25 - Obtaining an attorney at litem to represent the estate. 9/23/25 - AAL appointment.</p>	Y

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Goldhagen, Matt	COC v. REDD Whyte, LLC	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Code Enforcement Violation / 550 Bennett Dr.	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9691	Plaintiff(s): City of Chipley Defendant(s): REDD Whyte, LLC Third Parties: N/A		9/24/24 - 9/26 Code Enforcement Hrg rescheduled to 10/31. 12/5/24 - Waiting for Order 4/1/25 - Order received. Requesting title work.	
Goldhagen, Matt	COC v. Gwuan Reed	Court: Washington Co. - County Civil Case No. 2024-CA-120 Judge: Frederick Peel Magistrate Judge: N/A	Foreclosure of Code Enforcement Lien / 618 Bennett Dr. & 618 9th St	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9688	Plaintiff(s): City of Chipley Defendant(s): Gwuan Reed & Ken Naker, Washington Co. Tax Collector Third Parties: N/A		4/24/24 - Code enforcement hearing. Awaiting CE Order. 10/14/24 - Order recorded. Waiting on title work. 11/8/24 - Suit filed. Waiting for summons to be issued. 11/14/24 - Summons issued. Pleadings mailed to sheriff for service. 11/27/24 - Tax Collector filed Answer & Affidavit of Tax Claim. 12/11/24 - Pending service. 12/26/24 - Service complete. Pending update from TD re: how to proceed w/Tax Claim. 1/29/25 - Need to Draft ClerkDefault for Reed. 3/20/25 - Status hearing scheduled in April. 3/24/25 - Motion for Clerk Default filed. 4/21/25 - Received answer from Reed. 9/17/25 - need to send discovery to Reed.	N
Goldhagen, Matt	COC v. David L. Roulhac	Court: Washington Co. - Case No. 2024-CC-134 Judge: Colby Peel Magistrate Judge:	Foreclosure of Code Enforcement Lien / 566 MLK Dr.	Matt Goldhagen Blankenship Jordan P.A. 1512 Highway 90 Chipley, FL 32428 matt@blankenshipjordanpa.com (850) 638-9691	Plaintiff(s): City of Chipley Defendant(s): David Lorenzo Roulhac Third Parties: N/A		4/24/24 - Code enforcement hearing. Awaiting CE Order. 10/14/24 - Order recorded. Waiting on title work. 11/8/24 - MG to review complaint, list pendens & notice of appearance for filing. 11/27/24 - Case filed. 12/3/24 - waiting for summons to be issued. 12/11/24 - Pending service. 2/21/25 - Unable to serve Roulhac. Possibly deceased. 3/20/25 - Waiting for death certificate. Status hearing scheduled for June. 5/19/25 - Motion to Extend Service drafted. 6/9/25 - Order extending service entered. 7/23/25 - Waiting on agreement between COC & Roulhac, then need to file dismissal.	N
Goldhagen, Matt	COC v. Estate of Pamela M. Smith	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Code Enforcement Violation n / 1226 Campbellton	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): Estate of Pamela M. Smith Third Parties: N/A		12/16/24 Code Enforcement Hrg scheduled for 1/16/25.	
Goldhagen, Matt	COC v. Wallace Irvin Smith	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Code Enforcement Violation / 1213 Johnson Avenue	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): Wallace Irvin Smith Third Parties: N/A		4/1/25 - CE hearing scheduled for 4/24/25.	
Goldhagen, Matt	COC v. Michael Brian Taylor	Court: Washington Co. Case No. Judge: Magistrate Judge:	Foreclosure of Code Enforcement Lien / 777 West Boulevard	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): Michael Brian Tylor; Amanda Taylor Third Parties: N/A		5/17/23 - Possible Homestead property. 3/4/24 - Review title work. 5/23/24 - Receive updated Order from TD. 3/5/25 - homestead property	Y
Goldhagen, Matt	COC v. Christopher White	Court: Washington Co. - Case No. Judge: Magistrate Judge:	Code Enforcement Violation / 1257 Plum 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): Christopher White and Krystal White Third Parties: N/A		12/16/24 Code Enforcement Hrg scheduled for 1/16/25.	

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Goldhagen, Matt	COC v. Thelma Wood	Court: Washington Co. - County Civil Case No. 2025-CC-31 Judge: Colby Peel 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 Douglas Wood Third Parties: N/A	3/4/24 Title Work ordered. 3/14/24 Hold - per TD owner is trying to comply. 8/4/24 - still not in compliance. Proceed w/title work. 1/29/25 - Waiting for updated title work. 2/21/25 - Complaint, lis pendens & notice of appearance being reviewed by MG. 3/20/25 - Suit filed. Awaiting service upon T. Wood. 4/1/25 - Wood served. Answer due 4/14. H. Brown representing T. Wood, but not filing notice of appearance in suit. 4/16/25 - allowing time to bring property into compliance.	N
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