



# Troy A. Mainzer

ASSOCIATE

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## Overview

Troy Mainzer's practice focuses on real property and construction litigation, representing public and private companies in disputes involving every aspect of the rights and duties associated with real property, development, and construction.

Troy's clients include title insurance companies, homebuilders, general contractors, developers, real estate investors, owners, mortgage lenders, landlords, and tenants. Troy has prosecuted and defended claims involving the sale of real property, the authority to sell real property, title defects, landlord/tenant matters (commercial and residential), mortgage foreclosures, and other real property matters. Troy also routinely represents homebuilders and developers in connection with various issues that arise during the construction and development process, including disputes related to the sale of newly constructed homes. Additionally, Troy frequently provides clients with contract advice, using his litigation expertise to identify problematic provisions and help clients account for the multitude of scenarios that may arise in connection with a contract.

Earlier in his career, Troy served as a law clerk to the Honorable Anthony E. Porcelli of the U.S. District Court for the Middle District of Florida, handling a varied civil litigation caseload. As a federal law clerk, Troy managed an assigned docket, drafted orders and recommendations, advised the judge on legal issues, and assisted the judge in preparation for hearings, including multiday evidentiary hearings. Troy also assisted the judge in helping parties successfully resolve disputes through mediation.

In addition to his law practice, Troy is a U.S. Coast Guard licensed captain and an avid offshore fisherman. Troy is passionate about all things outdoors, but his favorite hobby is competing in fishing tournaments throughout the state of Florida.

# Experience

- Assisted trial team in a two-week jury trial on compensatory and punitive damages based on a negligence cause of action against a title insurance company. Troy's role included drafting substantive motions, preparing the defense's witnesses for direct and cross-examination, and posturing the litigation for the client's successful settlement of the case just prior to closing arguments.
- Represented publicly traded developer client in successfully obtaining a favorable pay-nothing settlement after notice of lis pendens filed in connection with lawsuit between third parties threatened the developer's multi-million dollar development.
- Represented developer in obtaining favorable settlement in lawsuit where a minority member of the seller LLC sought to rescind the developer's purchase of valuable commercial real estate.
- Represented real estate investment company in a declaratory judgment and quiet title action, successfully obtaining removal of a \$225,000+ code lien that the City contended attached to the company's residential property.
- Represented real estate brokerage and title company in dispute with property buyer after a third-party fraudster posed as the property owner and sold the owner's property without consent. Obtained favorable settlement of dispute pre-litigation.
- Represented real estate agent in defending against negligence claim asserted by property owner after a third-party fraudster posed as the owner and sold the owner's property without consent. Obtained favorable settlement at mediation.
- Obtained favorable settlement on behalf of commercial tenant sued for breach of lease agreement.

# Areas of Focus

## Practices

- [Construction Litigation](#)
- [Construction](#)
- [Litigation and Trials](#)
- [Real Property Litigation](#)

## Industries

- [Construction](#)

# News

08.24.2021

Carlton Fields Adds Troy A. Mainzer to Real Property Litigation Practice

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## Professional & Community Involvement

- Hillsborough County Bar Association
- Federal Bar Association
- Ferguson-White Inn of Court
- Jesuit Bar Association

## Credentials

### Education

- University of Florida Fredric G. Levin College of Law (J.D., 2019)
  - Executive Symposium Editor, *Florida Law Review*
- University of Florida (B.S., 2016)

### Bar Admissions

- Florida

### Court Admissions

- U.S. District Court, Middle District of Florida
- U.S. District Court, Southern District of Florida

### Clerkships

- Hon. Anthony E. Porcelli, U.S. District Court, Middle District of Florida