

# Snell & Wilmer

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## **Eric S. Pezold, P.C.**

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## **Main Bio**

Eric Pezold is the managing partner of Snell & Wilmer's Orange County office and is a partner in Snell & Wilmer's bankruptcy, insolvency and business reorganization group. He concentrates his practice primarily in bankruptcy, reorganization, creditor's rights, foreclosure, unlawful detainer, receivership, Assignments for the Benefit of Creditors (ABCs), and workout law. Eric has extensive litigation experience including federal and state court commercial and business litigation. He represents financial institutions, including federal and state chartered banks and credit unions, private investment companies, private investors, public and private companies, special servicers, loan servicers, accounts receivable lenders, commercial and industrial lenders, creditor committees, receivers, trustees and debtors.

## **Representative Matters**

- Counsel to buyers and sellers of distressed debt instruments
- Counsel to financial institution in arresting commercial fishing vessels in federal district court and multiple chapter 12 bankruptcy cases
- Counsel to lender in a multimillion dollar note enforcement lawsuit, including a receivership, against a commercial developer that used EB-5 investment money to build out a large mixed use commercial development
- Counsel to gas station owner in unlawful detainer action to protect its \$25 million investment
- Counsel to owner of multiple smog test facilities in negotiating a buyout agreement with its landlords
- Counsel to receiver appointed over retail center
- Counsel to financial institutions, banks, credit unions, investment firms and private lenders involving gas stations, hotel, multi-family, retail and other commercial property receivership and bankruptcy cases
- Counsel to multinational company involved in restructuring proceedings in the United Kingdom
- Counsel to solar panel distribution and installation companies in federal, state, bankruptcy and arbitration proceedings
- Lead counsel to primary fuel supplier in bankruptcy cases involving a charter transportation company
- Lead counsel to transcontinental transportation provider in bankruptcy case involving a manufacturing company
- Counsel to large national bank, the largest secured creditor in 60 jointly administered bankruptcy cases of California-based real estate developer

- Lead counsel to take-out lender in \$3.7 million assignment for the benefit of creditor ("ABC") transaction
- Committee counsel in nearly 300 jointly administered bankruptcy cases involving one of the country's largest private builders
- Lead counsel to national real estate lender in \$1.2 million note sale
- Counsel to a large national bank that initiated a \$100 million real estate receivership spanning across California, Arizona and Colorado
- Lead counsel to investor who acquired multi-million dollar property as part of debtors' reorganization plan
- Counsel to large national finance corporation, the largest secured creditor in numerous restaurant bankruptcy cases and a state court receivership
- Counsel to national bank in work out of two retail mall properties with aggregate unpaid loan balances totaling \$90 million
- Counsel to national bank in work out of two retail mall properties with aggregate unpaid loan balances totaling \$150 million

## Education

- Rutgers University School of Law (J.D., *with honors*)
  - Associate Editor, Rutgers Law Journal
- Arizona State University (B.A., Communications, *summa cum laude*)

## Professional Memberships & Activities

- American Bankruptcy Institute (2004-Present)
- Orange County Bankruptcy Forum (2008-Present)
- California Receiver's Forum (2008-Present)
- Orange County Bar Association (2008-Present)

## Representative Presentations & Publications

- "Bad Vibrations - Partnership Disputes and Dissolutions," Speaker, California Receivers Forum - Loyola X Symposium, Long Beach, CA (January 19, 2024)
- "[The Implications of California's Departure From Judgments by Confession](#)," Co-Author, Snell & Wilmer Legal Alert (July 26, 2023)
- "[AB 2170 Changes California Law on Foreclosure Sales](#)," Co-Author, Snell & Wilmer Legal Alert (July 25, 2023)
- "Bankruptcy Overview," Co-Presenter, Provided In-House Presentation for a Real Estate Specialty Finance Firm (July 25, 2023)
- "Current Cases of Interest – Usury, Foreclosure, and Guarantor Litigation," Co-Presenter, Provided In-House for a Real Estate Loan Investment Company (January 9, 2023)
- "Bankruptcy Overview," Co-Presenter, Provided In-House for a Real Estate Loan Investment Company (December 12, 2022)
- "Real Estate Loan Enforcement Overview," Co-Presenter, Special Assets, Commercial Real Estate and In-House Legal Departments for a Large Consumer and Commercial Bank (August 22, 2022)

- ["California Supreme Court Weighs In on Negligence Claims Related to Mortgage Loan Modifications,"](#) Co-Author, Snell & Wilmer Legal Alert (March 21, 2022)
- "Bankruptcy Basics Training," Co-Presenter, Special Assets Team and Legal Department for a Large International Financial Institution (February 16, 2022)
- ["The Ninth Circuit Court of Appeals Affirms the Constitutionality of Local Ordinance Requiring Landlords to Pay a Tenant Relocation Fee,"](#) Co-Author, Snell & Wilmer Legal Alert (February 14, 2022)
- ["Los Angeles County Eviction Moratorium Extended,"](#) Co-Author, Snell & Wilmer Legal Alert (January 31, 2022)
- "New Overbid Procedures for Trustee Sales," Co-Presenter, Orange County Bar Association Banking and Lending Section (July 20, 2021)
- ["Receiverships,"](#) Co-Author, Bloomberg Law (July 13, 2021)
- "Real Estate Trends in Retail and Hospitality Sectors," Moderator, California Receiver Forum (March 30, 2021)
- "Doing Business 2021," Contributor, World Bank Group (2021)
- "Lender Liability Training," Co-Presenter, Asset Management Team for a Large Private Lender (January 14, 2021)
- "Leases and Lease Income in the COVID-19 Pandemic," Moderator, California Receivers Forum Webinar (November 17, 2020)
- "Defaulted Loan Enforcement Webinar Series – Session 3: General Bankruptcy Concepts," Co-Presenter, Special Assets Team and Legal Department for a Large International Financial Institution (October 21, 2020)
- ["California Legislature Creates 'Redemption Right' for Trustee Sales of Residential Properties,"](#) Co-Author, Snell & Wilmer Legal Alert (October 7, 2020)
- "Defaulted Loan Enforcement Webinar Series – Session 2: Borrower and Guarantor Litigation," Co-Presenter, Special Assets Team and Legal Department for a Large International Financial Institution (September 10, 2020)
- ["California Enacts Legislation Preventing Residential Evictions and Granting Protection From Foreclosure as a Result of Hardship Due to COVID-19,"](#) Co-Author, Snell & Wilmer Legal Alert (September 2, 2020)
- "California and Texas Non-Judicial Foreclosures Webinar," Co-Presenter, Special Assets Team and Legal Department for a Large Private Lender (July 16, 2020)
- "Defaulted Loan Enforcement Webinar Series – Session 1: Basics of Foreclosures," Co-Presenter, Special Assets Team and Legal Department for a Large International Financial Institution (July 16, 2020)
- "Current Climate of Receiverships: Courts, Clients and COVID Consequences," Speaker, California Receivers Forum Conference Call (June 24, 2020)
- ["Doing Business 2020,"](#) Contributor, World Bank Group (2020)
- "Strategies, Tips and Techniques for Judgment Collection After Trial, Select Judgment Enforcement Procedures in California Outline, Stopping the Shell Game," Presenter, OCBA Conservatorship, Guardianship, Protective Proceedings Section, Orange, CA (June 20, 2019)

- "[Avenatti Class Action Dispute Focuses on Receiver's Role](#)," Quoted, The Daily Journal (May 22, 2019)
- "[Doing Business 2019: Training for Reform, 16th Edition](#)," Contributor, World Bank Group (2019)
- "Recent Developments in Commercial and Real Estate Secured Guaranties," Presenter, OCBA Banking and Lending Section Program, Newport Beach, CA (October 16, 2018)
- "[Doing Business 2018: Reforming to Create Jobs, 15th Edition](#)," Contributor, World Bank Group (2018)
- "Post-Judgments Receiverships," Moderator, California Receivers Forum - Loyola VII Symposium, Costa Mesa, CA (March 4, 2017)
- "[Eric Pezold: From Ranch Hand to Receiver's Counsel](#)," Featured, Receivership News, A Publication of the California Receivers Forum (Summer 2016)
- "[Parent Company of Roscoe's House of Chicken and Waffles Files for Bankruptcy Protection](#)," Quoted, Los Angeles Times (March 29, 2016)
- "[Doing Business 2016: Measuring Regulatory Quality and Efficiency, 13<sup>th</sup> Edition](#)," Contributor, World Bank Group (2016)
- "Referees and Receivers: Selling Real Property Only if You Can Get Title Insurance! Tricks and Trivia of How To," Panelist, California Receivers Forum, Costa Mesa, CA (September 3, 2015)
- "Oil Fields & Gas Station Receiverships," Panelist, California Receivers Forum, Los Angeles, CA (June 17, 2015)
- "Successful Sale of Assets Through Post Judgment Receiverships," Panelist, California Receivers Forum, Los Angeles, CA (September 11, 2014)
- "[The Dodd-Frank Act Amendments and Creation of the Consumer Financial Protection Bureau: Major Changes to Financial Services Industry](#)," Co-Author, Orange County Business Journal, Vol. 37, No. 17 (April 28-May 4, 2014)
- "Real Estate Foreclosure: A Step-by-Step Workshop," Presenter, National Business Institute™, Irvine, CA (January 15, 2014)

## Professional Recognition & Awards

- The Best Lawyers in America®, Commercial Litigation (2024)
- Southwest Super Lawyers®, Rising Stars Edition, Bankruptcy: Business (2014)
- Southern California Super Lawyers®, Rising Stars Edition, Bankruptcy & Creditor/Debtor Rights (2013-2014)

## Community Involvement

- Constitutional Rights Foundation-Orange County (2009-Present)
  - Career Forum Committee, Member (2011-Present)
    - Co-Chair (2014-Present)
  - Board of Directors, Member (2015-Present)
    - President (2021-Present)
- California Receivers Forum
  - Education Committee, Co-Chair (2015-Present)

- Board of Directors, Member (2015-Present)

## **Bar Admissions**

- Arizona
- California
- Texas

## **Court Admissions**

- Supreme Court of Arizona
- Supreme Court of California
- United States District Court, All Districts of California
- United States District Court, District of Arizona