



Jack Praetzellis

Partner

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Jack effectively advocates for California businesses in disputes involving commercial, real estate and bankruptcy matters.

He represents companies facing a range of commercial and real estate controversies — particularly lien priority issues — as well as matters such as contract claims, business torts, partnership conflicts and corporate disputes. He also assists design professionals and other businesses in resolving a range of construction-related litigation, including contract claims, defect claims and mechanic's liens.

In his bankruptcy practice, Jack represents creditors' committees and trustees in a wide variety of matters throughout California and nationally, including in preference actions, avoidance actions, fraudulent transfers and other claims arising under bankruptcy and state law.

In addition, Jack handles election litigation involving challenges to the content of ballots and voter information guides.

He also brings and defends commercial and residential unlawful detainer actions in San Francisco and the Bay Area. Jack has obtained numerous preliminary injunctions and temporary restraining orders against nonjudicial foreclosures.

Services

- Litigation
- Real Estate
- Financial Restructuring & Bankruptcy
- Intellectual Property
- E-Discovery
- Real Estate Litigation
- Receiverships

Before Fox Rothschild

Prior to joining Fox Rothschild, Jack was an associate at MBV Law LLP in San Francisco. He is also a former extern for the Honorable Ignacio Ruvolo, presiding judge of the First District California Court of Appeals.

While in law school, he served as comments editor for the *University of San Francisco Law Review*.

Beyond Fox Rothschild

Jack serves as a discovery facilitator for the Marin and Contra Costa County Superior Courts, helping parties resolve or narrow discovery disputes. He also volunteers at a legal aid clinic assisting Federal Emergency Management Agency (FEMA) applicants who are seeking to appeal denied benefits.

Representative Matters

- Represented an individual against a global financial services firm in an action over title to property. Secured summary judgment holding that the bank's deed of trust, in excess of \$1 million, had been wiped out in a trustee's sale.
- Defended a well-known security expert, famous for "jailbreaking" a smartphone at the age of 17, against a major Japanese multinational video game company in a suit alleging the client had violated the Digital Millennium Copyright Act by "jailbreaking" a video game console station. The much-publicized three-month litigation resulted in a favorable settlement for the client.
- Defended a Southern California company against theft of trade secrets and trademark infringement claims. The case was successfully removed from Arizona to California, and the procedural maneuvering resulted in a favorable settlement for the client.
- Obtained a preliminary injunction against an owner's use of a bathroom on behalf of a homeowner's association.
- Represented a lender and obtained summary judgment that its deed of trust – which was behind a home equity line of credit – was entitled to equitable subrogation in the full amount. A decline in property values effectively wiped out the home equity line of the credit lender.
- Represented a San Francisco landlord and obtained a summary judgment of eviction premised on subletting without consent.

Bar Admissions

- California

Court Admissions

- U.S. Court of Appeals, Ninth Circuit
- U.S. District Court, Northern District of California
- U.S. District Court, Central District of California
- U.S. District Court, Eastern District of California

Education

- University of San Francisco School of Law (J.D., *magna cum laude*, 2009)
- University of California, Berkeley (B.A., 2005)