Judy M. Lam

Partner

jlam@foxrothschild.com

Los Angeles, CA
Tel: 213.225.2606
Fax: 310.556.9828

As a seasoned Los Angeles trial lawyer, Judy handles complex commercial, real estate and financial services disputes for lenders, property owners, businesses and entrepreneurs throughout California.

Judy is a swift and strategic advocate for creditors' rights and lender-side litigation, advancing quickly in enforcing remedies in complex collections, working to obtain injunctions and pre-judgment relief, and also workouts and sales throughout the bankruptcy process. She also litigates lender liability claims and strategically advises in loan participations and co-lender syndicated loans.

Judy regularly guides national real estate clients through contract and fraud disputes. Her real estate work also covers partnership and lease disputes, construction defect, mechanic's lien and title matters, encroachment and development conflicts, and franchise issues.

Beyond real estate, she handles partnership, family business and corporate disputes, including partition actions. She also supports clients in cases involving fraud schemes, receiverships and matters involving parallel civil and criminal investigations.

Clients value Judy's ability to assess the competing tensions in complex disputes and develop a practical strategy towards resolution. Judy often works with international clients doing business in the United States.

Services

- Litigation
- Construction
- Real Estate Litigation
- Financial Services Litigation

Before Fox Rothschild

Before joining us, Judy was a litigation partner in the Los Angeles office of a national law firm. Prior to that, she practiced at firms of all sizes, including a global firm where she chaired the Asia Pacific practice group.

Beyond Fox Rothschild

Judy is a Panel Arbitrator with the American Arbitration Association and FINRA.

A committed mentor, Judy developed the Lam Mentoring Circle model and has led sessions for women lawyers in New York and Chicago. At her alma mater, Occidental College, she founded the API Scholarship and led the national Annual Fund campaign.

Bar Admissions

- California

Court Admissions

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

Education

- Loyola Law School, Los Angeles (J.D., 1994)
- Occidental College (A.B., 1987)

Memberships

- National Association of Women Lawyers (NAWL)
- National Asian Pacific American Bar Association (NAPABA)
    - National Convention Co-Chair (2009–2010)
    - Branding Committee Co-Chair
    - Real Estate Committee & Real Estate Case Study Co-Chair
- American College of Mortgage Attorneys (ACMA), Fellow (2018–present)
    - Vice Chair and Co-Chair, Financial Remedies Committee
    - Co-Chair, Diversity, Equity & Inclusion Committee
- American College of Real Estate Lawyers (ACREL), Fellow (2026–present)
- American Arbitration Association, AAA-ICDR Council
    - AAA-ICDR Foundation Ambassador
- ABA Center for Professional Responsibility, DEI Committee
- California State Bar Litigation Section
    - Executive Committee (2007–2010)
    - Editor, *California Litigation Review* (2008–2011)
    - A Week in Legal Hong Kong, Former Group Leader
- U.S. District Court for the Central District of California Disciplinary Committee
- Southern California Chinese Lawyers Association

Board of Directors

- Asian Americans Advancing Justice, Executive Committee and Board Member (2019–present); Governance Committee Chair
- National Asian Pacific American Bar Association, Board Officer and Secretary (2020–2022)
- Occidental College, Board of Governors (2008–2012)
- Asian Pacific Women's Center, Board President and Board Member

Languages

- Conversational Spanish
- Conversational Mandarin

- Conversational Cantonese

Honors & Awards

- Selected to the "Best Lawyers in America" list for Litigation – Construction (2026)
- Recognized by the National Association of Women Lawyers with the Impact Award (2025)
- Selected to the "Super Lawyers" list for Southern California (2013 – present)
- Occidental College Alumni Seal Award (2017)
- Recognized by Occidental College with the Alumni Seal Award (2017)
- ABA Center for Professional Responsibility, Jeanne P. Gray Diversity Scholarship (2016 – 2017)
- American Arbitration Association, Higginbotham Fellow (2016)
- Recognized by the Los Angeles County Bar Association as an Outstanding Young Lawyer (2012)
- Named among the "Best Lawyers Under 40" list by the National Asian Pacific American Bar Association
- Named a "Woman of Influence" by Real Estate Southern California