



TIMOTHY J. GRAHAM

Shareholder

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HANSON BAKER

PRACTICE EMPHASIS

Litigation and
Dispute Resolution
Finance & Banking
Real Estate

Tim has over 20 years' experience in successfully helping business and individual clients resolve commercial and real estate disputes. Tim's aim is to bring smart, efficient enthusiasm, preparation, creativity and tenacity to his role as client advocate and problem solver so as to allow his clients to get back to their normal—dispute free—business at the earliest opportunity, unentangled by costly legal disputes.

He has an active litigation practice and represents banks and other secured creditors and commercial entities throughout Washington in a wide array of disputes, including disputes involving contracts, commercial loan agreements, real property agreements, receiverships, easements, adverse possession, boundary disputes, commercial leases, partition actions, condemnation, title and title insurance, mechanics liens, lender liability, wrongful foreclosure, mortgage fraud, professional liability, insurance coverage, bad faith and fraud. He has significant trial and arbitration experience, and has mediated hundreds of disputes to a successful conclusion for his clients.

REPRESENTATIVE MATTERS

- *Receiverships Proceedings*—From 2011 to the present, successfully initiated, managed and closed numerous receivership litigation matters in Washington courts on behalf of commercial creditors on more than \$20 million in defaulted loans, preserving and liquidating collateral of all kinds including apartment buildings, hotels, motels, gas stations, and other retail establishments and commercial entities.
- *Commercial Mortgage Fraud*—Successfully defended mortgage lenders' lien interests in numerous disputes arising out of borrower and broker mortgage fraud.
- *Commercial Lender Liability/Wrongful Foreclosure Litigation*—Successfully represented interests of lenders and foreclosure trustees in litigation involving allegations of wrongful foreclosures (judicial and non-judicial) and mortgage fraud.
- *Mortgage Broker Agreement*—Secured summary judgment order of specific performance arising out of mortgage broker's failed warranties and representations to lender.
- *Priority Disputes*—Successfully enforced priority of judgment creditor's lien over subsequent deed of trust.
- *Prejudgment Writ of Attachments*—Successfully defended Motion for Prejudgment Writ of attachment arising out of sale of hotel.
- *Partition Litigation*—Successfully prosecuted partition action.
- *Private Condemnation*—Secured summary judgment Dismissal and an award of attorney fees in private condemnation and implied easement litigation.
- *Professional Liability*—Successfully defended numerous claims against attorneys, and insurance and real estate professionals.

EDUCATION

J.D., Gonzaga University, 1986

Managing Editor, *Gonzaga Law Review*

B.A., Temple University, 1982

HONORS / AWARDS / UNIQUE RECOGNITION

Tim is "AV" rated by Martindale-Hubbell*, the highest rating obtainable by members of the legal community.

Tim has also been recognized as a top commercial litigator by Seattle Met Magazine