



PRACTICE FOCUS

Thomas W. Halm, Jr. is a Principal attorney in the firm's Distressed Real Estate Practice. With almost 30 years of experience as a commercial litigator specializing in creditors' rights, Tom serves as a trusted advisor to financial institutions, investment firms, private lenders, mortgage servicers, special servicers, receivers, asset purchasers/sellers, creditors and others in the financial service industry. He represents clients in a wide range of matters from the pre-default stage through recovery with a focus on commercial real estate backed debt, securitized loans and troubled mortgage loans, including but not limited to foreclosures, bankruptcies, collections, loan modifications, workouts, strategic restructurings, deeds in lieu of foreclosure, fraudulent transfers and insolvency proceedings. In connection with these representations, Tom routinely drafts and negotiates complex legal documents including but not limited to loan restructurings and modification agreements, forbearance agreements, loan documentation, deeds, use and occupancy agreements, non-disclosure and confidentiality agreements, purchase and sale agreements and assignment documentation.

Tom also has represented or served as a state court Receiver in several of the state's most high-profile Ponzi scheme matters brought by the State of New Jersey Bureau of Securities where his principal responsibilities included investigating alleged noncompliance with state securities law and developing strategies for recovery of funds owed to defrauded investors and creditors; forensic review of corporate records and bank account statements to locate, retrieve and liquidate secreted assets nationwide including instituting fraudulent transfer litigation; and establishing and facilitating claims submission and review process including reviewing corporate records and documentation to establish validity of disputed claims.

REPRESENTATIVE MATTERS

- Represented court-appointed rent receiver in commercial foreclosure action on \$44MM securitized loan in the successful marketing and sale *pendente lite* of the 250,000 square foot vacant office building securing debt
- Represented privately held investment firm in commercial foreclosure action of \$50MM loan secured on two long term care facilities including, but not limited to the sale *pendente lite* of the assets to new operator
- Represented privately held investment firm in commercial foreclosure action of privately owned golf course which resulted in appointment of Chapter 11 Trustee, sale of property to State of New Jersey, and complete payoff of loan
- Represented state chartered financial institution in commercial foreclosure action of privately owned golf course resulting in appointment of receiver and private sale of property resulting in complete payoff of loan
- Represented state chartered financial institution in highly contested commercial foreclosure action of incomplete townhome project including defending client from fraud claims, resulting in liquidation of project and payment in full to client
- Represented American bank operating as a wholly owned subsidiary of international financial institution in multiple sales of defaulted loan pools including negotiating terms of brokerage agreement and loan sale agreement, conducting due diligence for loans, and drafting assignment documentation

SPEAKING ENGAGEMENTS

- National Business Institute Seminar "Real Estate Foreclosure in New Jersey, Step by Step" - April 20, 2023

RECOGNITIONS

- New Jersey Super Lawyer Rising Star, Creditors' Rights, 2006 - 2007 *
- New Jersey Super Lawyer, Creditors' Rights, 2017 - 2022*

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EDUCATION

- Seton Hall University School of Law, J.D.
- Seton Hall University, B.A., cum laude

ADMISSIONS

- United States District Court for District of New Jersey
- New Jersey
- Pennsylvania

THOMAS HALM

Principal, Court Plaza South

PRACTICE AREAS

- Distressed Real Estate

PROFESSIONAL AFFILIATIONS

- Turn-Around Management Association New Jersey, Member
- New Jersey State Bar Association, Member
- Ocean County Bar Association, Member