

# Snell & Wilmer

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## **Michele Sabo Assayag**

Partner | Orange County | Portland | Seattle

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### **Main Bio**

Michele Sabo Assayag practices in the areas of commercial finance, creditors' rights and bankruptcy litigation, and restructuring, where she has had extensive experience in the representation of secured and unsecured lenders. She has litigated in the state, federal, and bankruptcy courts on behalf of domestic, foreign, and international lending institutions, as well as on behalf of non-bank lenders and Fortune 500 companies. A substantial portion of Michele's practice encompasses, on behalf of her financial institution clients, the documentation of commercial, real estate, and asset-based lending transactions. She has also represented the firm's clients in the acquisition and disposition of major real estate assets, including retail centers, apartment buildings, and business parks.

### **Representative Experience**

- Represented secured lender in negotiation and documentation of multi-million-dollar credit facility to major computer components manufacturer and distributor
- Represented secured lender in negotiation and documentation of real estate loans and operating lines of credit to major regional grocery chain
- Represented secured lender in negotiation and documentation of aircraft acquisition loans
- Represented secured lender in negotiation and documentation of shopping center ground lease financing
- Represented secured lender in liquidation and disposition of assets of restaurant chain
- Represented secured lender in sale of assets through Chapter 11 bankruptcy proceeding of multi-national technology company
- Represented secured lender in restructure of multiple real estate loans and lines of credit to national distributor of masonry products

### **Education**

- Loyola Law School (J.D.)
- University of California, Los Angeles (B.A., Political Science, *magna cum laude*)

### **Professional Memberships & Activities**

- California Minority Counsel Program, Member (2018-Present)
- Orange County Bar Association (1994-Present)

- Commercial Law Section, Former Program Chair (2004-2005)
- Bankruptcy Section, Former Section Chair (2003-2004)
- Banking and Lending Section, Member
- Orange County Bankruptcy Forum (1994-Present)
- Federal Bar Association (1985-Present)
- American Bankruptcy Forum (1984-Present)
- California Bankruptcy Forum (1984-Present)
- Financial Lawyers Conference (1983-Present)

## Representative Presentations & Publications

- "[Kirschner v. JP Morgan – Second Circuit Decision](#)," Co-Author, Snell & Wilmer Legal Alert (September 12, 2023)
- "[California Supreme Court Refuses To Hear Default Interest Case](#)," Co-Author, Snell & Wilmer Legal Alert (January 5, 2023)
- "Selected Issues in Real Estate and Commercial Lending Transactions," Co-Presenter, Lending Group for a Major Banking Institution (September 12, 2022)
- "[The Secure Notarization Act Is Reintroduced in the U.S. Senate Seeking a National Standard for Remote Online Notarization](#)," Co-Author, Snell & Wilmer Legal Alert (May 21, 2021)
- "[Debt Limit Increase of Subchapter V of Chapter 11 of Bankruptcy Code Extended](#)," Co-Author, Snell & Wilmer Legal Alert (April 5, 2021)
- "Real Estate Trends in Retail and Hospitality Sectors," Panelist, California Receiver Forum (March 30, 2021)
- "[California Amends, Increases Its Homestead Exemption](#)," Co-Author, Snell & Wilmer Legal Alert (October 23, 2020)
- "Special Assets Team Training Part 3: One Action Rule," Co-Presenter, Special Assets Group for a Major Banking Institution (September 23, 2020)
- "Special Assets Team Training Part 2: Title Issues," Co-Presenter, Special Assets Group for a Major Banking Institution (September 17, 2020)
- "Special Assets Team Training Part I: Pre-Judgment Remedies," Co-Presenter, Special Assets Group for a Major Banking Institution (September 15, 2020)
- "[Moratorium on Foreclosures Extended Through December 31, 2020, While Oregon Bankers Association and Several Oregon Banks Seek to Have Portions of HB 4204 Declared Unconstitutional](#)," Co-Author, Snell & Wilmer Legal Alert (September 15, 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)
- "[New Oregon Law Imposes Moratorium on Foreclosures and Notice Requirements on Lenders](#)," Co-Author, Snell & Wilmer Legal Alert (July 20, 2020)
- "Bankruptcy Overview Presentation," Co-Presenter, Special Assets Group for a Major Banking Institution (March 10, 2020)

- “California One-Action Rule,” “Anti-Deficiency and Sham Guaranty,” Presenter, Commercial and Business Banking Groups for a Major Banking Institution (October 2019)
- “California, Oregon and Washington Creditor’s Rights,” Presenter, Legal Department of Major Banking Institution (September 2019)
- “Commercial Lending Seminar,” Presenter, Regional Banking Institution (February 2019)
- “California One-Action Rule,” “Anti-Deficiency and Sham Guaranty,” Presenter, Commercial and Business Banking Groups for Major Banking Institution (October 2018)
- “Selected Issues in California Real Estate Lending,” Presenter, Legal Department of Major Banking Institution (November 2018)
- “Creditor’s Rights and Remedies,” Presenter, Regional Banking Institution (March 2018)
- “California One-Action Rule,” “Anti-Deficiency and Sham Guaranty,” Presenter, Commercial and Business Banking Groups for Major Banking Institution (March 2017)
- “Oregon and Washington Creditor’s Rights and Loan Enforcement,” Presenter, Regional Banking Institution (April 2015)

## **Professional Recognition & Awards**

- Snell & Wilmer Community Involvement Award (2024)
- Orange County Inspirational Women Awards Nominee, Los Angeles Times B2B Publishing (2023)
- [2022 Orange County Visionary](#), TimesOC B2B Publishing (2022)
- [2022 Women in Business Awards Nominee](#), Orange County Business Journal (2022)
- Southern California Super Lawyers<sup>®</sup>, Bankruptcy: Business (2013-2016, 2019-2020)
- Los Angeles Magazine Top Women Lawyers in Southern California (2015)

## **Community Involvement**

- Laura's House, Board of Directors (2023-Present)
- Orange County Boys and Girls Club, Program Volunteer (2019-Present)
- Orange County PAWS Pet Assisted Therapy - PANDA Program of Orange County District Attorneys' Office, Program Supporter (2019-Present)
- Chapman Law School, Student Mentor (2016-2018)
- Orangewood Children's Home, Program Supporter (2014-Present)
- Oregon Women Lawyers, Member (2011-Present)
- Commercial Real Estate Women of Portland, Member (2011-Present)
- California Women Lawyers, Member (2010-Present)
- Orange County Women Lawyers, Member (1995-Present)

## **Previous Professional Experience**

- Assayag Mauss, LLP, Managing Partner (1996-2019)
- Paul Hastings Janofsky & Walker, Of Counsel (1994-1996)
- Frandzel & Share, Partner (1990-1994)
- Frandzel & Share, Associate (1983-1990)

## **Bar Admissions**

- California
- Oregon
- Washington

## **Court Admissions**

- United States District Court, All Districts of California
- United States District Court, District of Oregon
- United States District Court, Western District of Washington