

Snell & Wilmer



Joshua K. Partington

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Main Bio

Joshua Partington focuses on providing lenders and other institutional clients with guidance on commercial finance and real property–related matters. With more than a decade of experience across a comprehensive range of practices, Joshua is able to combine his litigation and transactional knowledge to help meet his clients' broad range of needs.

From real property disputes to regional, middle-market lending transactions, to national lender bankruptcy representation, Joshua represents clients from a range of sectors and in a variety of venues, including:

- Commercial Finance and Lending Transactions
- Bankruptcy and Creditors' Rights Litigation
- Real Property Litigation

Commercial Finance and Lending Transactions

Joshua frequently represents lender clients in engagements involving the documentation of real and personal property secured lending transactions. His transactional practice includes the documentation of a variety of types of real estate and commercial lending matters in California, Washington, Oregon and Arizona, and he is admitted to practice in each of these states. Joshua has significant experience documenting lending transactions for lenders of varying sizes and secured by different types of collateral. Moreover, he regularly assists his lender clients with the documentation of real estate and commercial lending workouts and special asset resolution.

Bankruptcy and Creditors' Rights Litigation

Joshua represents the firm's clients in the areas of business and commercial litigation with an emphasis on the representation of lenders in creditors' rights and bankruptcy litigation matters in California, Washington, Oregon and Arizona. His practice encompasses the representation of institutional and non-institutional lenders, title insurers, companies and individuals. Joshua frequently represents lender clients in state, federal and bankruptcy court. Furthermore, he has defended several of his lender clients in the California and Washington State Courts of Appeal as well as the U.S. Court of Appeals for the Ninth Circuit. In addition to his representation of institutional lenders, Joshua has represented court-appointed receivers, and, in Arizona, has acted as a foreclosure trustee.

Real Property Litigation

A significant portion of Joshua's practice focuses on real property disputes in California, Washington and Oregon in state and federal court, where he regularly represents lenders, lienholders and real property owners in various title and real property litigation matters. Joshua regularly assists title insurance companies

with claims resolution and regulatory issues. Additionally, he is a member of the American Land Title Association.

Representative Experience

- Represented national lender in state and bankruptcy court, as secured creditor, with respect to defaulted, personal property secured loans to multi-state grocery store chain.
- Represented California lender in state and bankruptcy court involving defaulted obligation by a multi-location automotive repair company.
- Represented California lender in connection with dispute with other participant banks concerning the disposition of real and personal property collateral, involving a multi-part workout with participants and obligor entities.
- Representation of national lender in financing the construction and operation of franchise fitness chain.
- Represented national lender in the Washington State Court of Appeals in connection with the enforcement of obligors' guaranty obligations.
- Represented real property interest-holders in connection with complex boundary line and adverse possession claims.
- Defended national lender in state, federal, and bankruptcy courts, as well as their various, associated courts of appeal, in connection with lender's pursuit of judgment collection remedies.
- Represented national lender in state and bankruptcy court involving the refinance, and payoff, of a defaulted obligation by a multi-state shipping company.
- Representation of national lender in financing the construction and operation of a multi-location car wash business.
- Represented regional lender in adversary proceeding in bankruptcy court in connection with an attempt to invalidate a future advance clause.
- Represented national lender in state court in connection with the default of a telecommunications company.
- Represented real property interest-holders in title dispute involving remainder of life-tenancy of former owner.
- Represented international lender in connection with defaulted commercial obligation.
- Represented California lender concerning a defaulted, leasehold secured obligation by a bowling and entertainment business.
- Representation of national lender in financing the acquisition of a multi-state automotive services chain.

Education

- Chapman University School of Law (J.D.)
 - Journal of Law and Public Policy, Editor-in-Chief
 - Moot Court Executive Honor Board
 - ALI-ABA Scholarship & Leadership Award
 - U.S. Chamber of Commerce Research Award

- CALI Award – Legal Research & Writing, Comparative Trial Systems
 - Golden Gavel Finalist
- Chapman University, George L. Argyros School of Business and Economics (M.B.A.)
 - Association of Corporate Growth
- University of California, Irvine (B.A., Political Science, *cum laude*)
 - Dean's Honor List
 - Golden Key International Honor Society
 - Academic Scholarship

Professional Memberships & Activities

- American Land Title Association, Member
- State Bar of California
 - Real Property Law Section
- Orange County Bar Association
 - Banking and Lending Section
- American Society of Composers, Authors & Publishers

Representative Presentations & Publications

- “Real Estate Loan Enforcement Overview,” Co-Presenter, Special Assets, Commercial Real Estate and In-House Legal Departments for a Large Consumer and Commercial Bank (August 22, 2022)
- "[SECURE Notarization Act – A Call to Standardize Remote Online Notarization](#)," Episode Host, CalCurrent Podcast (June 10, 2021)
- "[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)
- "[California Amends, Increases Its Homestead Exemption](#),” Co-Author, Snell & Wilmer Legal Alert (October 23, 2020)

Professional Recognition & Awards

- The Best Lawyers in America®, Commercial Litigation (2024)

Community Involvement

- Project Hope Alliance, Volunteer Coordinator
- St. Andrew’s Presbyterian Church, Life Group Leader
- Challenger Baseball League, Volunteer
- St. Paul’s Lutheran Church, Worship Band Leader

Previous Professional Experience

- Assayag Mauss, Associate (2011-2020)

Bar Admissions

- Arizona
- California
- Oregon
- Washington

Court Admissions

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