

# Snell & Wilmer

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## **Bob L. Olson**

Partner | Las Vegas

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## **Main Bio**

Bob L. Olson focuses his practice on corporate restructuring, bankruptcy, insolvency, secured and real estate transactions, commercial law and commercial litigation. He has experience in the representation of creditors, landlords, debtors, trustees, equity security holders and creditors in cases ancillary to foreign proceedings in a number of bankruptcy cases; and in the representation of lenders and landlords in transactional, receivership, litigation and eviction matters.

Bob has been certified as a Business Bankruptcy Specialist by the American Board of Certification since 1995.

## **Education**

- University of Wyoming College of Law (J.D., with honors)
  - Comment Editor, Land and Water Law Review
  - Order of the Coif
- University of Wyoming (M.P.A.)
- University of Wyoming (B.A., Administration of Justice)

## **Professional Memberships & Activities**

- American Bankruptcy Institute
- Association of Southern Nevada Bankruptcy Attorneys
- State Bar of Nevada, Bankruptcy Section

## **Representative Presentations & Publications**

- "Real Estate Finance 101: Deed of Trust Litigation," Co-Presenter, Webinar, Clark County Bar Association (September 23, 2021)
- "[United States Supreme Court Holds That Bankruptcy Automatic Stay Does Not Require Return of Property Seized Before The Bankruptcy Petition Was Filed](#)," Co-Author, Snell & Wilmer Legal Alert (January 15, 2021)
- "[When Can a Preference Action Brought under Federal Law Reverse a State Law Tax Foreclosure Sale?](#)" Co-Author, ABA Section of Litigation, Bankruptcy & Insolvency Committee Newsletter (November 23, 2020)

- [“Nevada Supreme Court Approves the Use of Lost Note Affidavits in Foreclosure Proceedings,”](#) Author, Snell & Wilmer Legal Alert (July 9, 2020)
- [“Nevada Court of Appeals Clarifies What Constitutes a Breach of the Peace When Repossessing Vehicles,”](#) Author, Snell & Wilmer Legal Alert (July 6, 2020)
- [“Ninth Circuit Now Allows Some Nonconsensual Third-Party Releases in Chapter 11 Plans,”](#) Author, Snell & Wilmer Legal Alert (June 18, 2020)
- [“Can a State Law Tax Foreclosure Sale Be Avoided in Bankruptcy?”](#) Co-Author, Snell & Wilmer Legal Alert (May 6, 2020)
- [“Mortgagee-Protection Clauses Are Not Dead in Nevada Nonresidential Property Owners’ Associations,”](#) Author, Snell & Wilmer Legal Alert (February 19, 2020)
- [“HOA Superpriority Litigation Intensifies In Nevada,”](#) Co-Author, Law360 (July 1, 2015)
- “Nevada Assembly Bill 273: Nevada Passes Legislation Adversely Affecting Lenders,” Author, Greenberg Traurig Legal Alert (July 2011)
- “A Receiver’s Dilemma Upon the Petition for Bankruptcy,” Author, Communiqué, Clark County Bar Association, Vol. 32, No. 3 (March 2011)
- “Single Asset Estate Bankruptcy Filings and Pitfalls,” Co-Author, Communiqué, Clark County Bar Association, Vol. 32, No. 3 (March 2011)
- “Foreclosure and Repossession,” Co-Author, SES (2002)
- “Advanced Real Estate Law in Nevada,” Co-Author, NBI (2001)
- “Nevada Foreclosure and Repossession,” Co-Author, NBI (1999)
- “Seller Assisted Financing: Lender Beware,” Author, 4 Nevada Lawyer 11 (November 1997)
- “Advanced Principles of Title Insurance in Nevada,” Co-Author, NBI (1996)
- “Effective Mortgage Foreclosure Techniques in Nevada,” Co-Author, NBI (1993)
- “Banking Issues in Nevada,” Co-Author, NBI (1992)
- “Joint Tortfeasor Pursues a Breach of Warranty Cross-Claim: What is the Proper Measure of Damages?,” Author, 23 Land and Water Law Review 629 (1988)
- “Fiscal Stress and Cutback Management in the Public Sector: The Extent to Which American Local Governments Have Adopted Cutback Strategies,” Author/Presenter, Colorado-Wyoming Political Science Association, Annual Meeting (November 21, 1986)

## Seminars

- “Legal Issues in Real Estate Foreclosure,” National Business Institute (2008)
- “Real Estate Litigation in Nevada,” Lorman Education Services (2005)
- “Real Estate CLE,” State Bar of Nevada (2003)
- “Foreclosure and Repossession in Nevada,” Lorman Education Services (2003)

## Professional Recognition & Awards

- The Best Lawyers in America®, Bankruptcy and Creditor Debtor Rights/Insolvency and Reorganization Law, Bankruptcy Litigation (2011-2024)
  - Las Vegas Lawyer of the Year, Bankruptcy Litigation (2022, 2024)
- Legal Elite - Top Southern Nevada Attorneys, Nevada Business Magazine (2009, 2012-2013)

- Mountain States Super Lawyers®, Bankruptcy: Business (2023), Bankruptcy and Creditor/Debtor Rights (2007-2022), Real Estate (2007-2012)
- Turnaround/Corporate Renewal Impact Award, Turnaround Management Association of Nevada (2011)
- 2009 Bankruptcy Practitioner of the Year, Turnaround Management Association of Nevada (2010)

## **Community Involvement**

- Turnaround Management Association, Nevada Chapter

## **Previous Professional Experience**

- Greenberg Traurig, Shareholder (2008-2012)
- Lewis and Roca, Partner (2007-2008)
- Beckley Singleton, Chtd., Shareholder (2002-2007)
- Shea & Carlyon, Ltd., Shareholder (1997-2002)
- Edwards, Olson, Waite & Winterton, Chtd., Shareholder (1996-1997)
- Edwards & Kolesar, Chtd., Associate (1990-1996)
- Gordon & Silver, Ltd., Associate (1989-1990)

## **Bar Admissions**

- Nevada

## **Court Admissions**

- Supreme Court of Nevada
- United States Court of Appeals, Eighth Circuit
- United States Court of Appeals, Ninth Circuit
- United States District Court, District of Nevada