



## Jeremy B. Root

Principal

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### BIOGRAPHY

Jeremy Root joined Blankingship & Keith in 2003, and became a principal in 2012. He practices primarily in the areas of foreclosures and creditor's rights, as well as commercial real estate and leasing.

Jeremy represents individuals and businesses in all aspects of commercial real estate. He serves as lender's counsel to private and institutional lenders organizing and drafting complex commercial loan instruments secured by multiple types of real estate collateral, including multi-use, commercial office, apartments, hotels, and churches. He also represents numerous buyers and sellers in the acquisition and financing of commercial real property, including the preparation or review of purchase contracts and conducting due diligence review. In addition, Jeremy represents both landlords and tenants in the preparation and negotiation of commercial leases and lease amendments, including ground leases and reciprocal easement agreements.

In the area of foreclosures and creditor's rights, Jeremy represents a number of institutional lenders, such as regional and community banks and credit unions, as well as private lenders, assisting each client through the complex legal landscape of loan modifications and workouts, short sales, deeds in lieu of foreclosure, foreclosure, and often, bankruptcy. As a substitute trustee, he has conducted hundreds of Virginia foreclosures and accountings and, with his colleague Bill Casterline, has developed a special emphasis on commercial foreclosure sales (foreclosed \$65M apartment complex; \$115M apartment building; \$55M mixed-use retail/commercial property). Jeremy frequently appears in bankruptcy court on behalf of creditors, whether filing relief from the automatic stay, preference defense, or objections to discharge.

### PROFESSIONAL HONORS & ACTIVITIES

Northern Virginia Bankruptcy Bar Association, President (2017-18)  
Virginia Bar Association, Real Estate Section Council (2012 - present)  
Presenter, "Real Estate Foreclosures" - 35th Annual Real Estate Practice - Virginia CLE 2017  
Co-author, Chapters 3 and 15, "Bankruptcy Practice in Virginia" (2017)  
Presenter, "Bankruptcy Appeals" - NVBBA Seminar (2016)  
Author, Using "Gross-Ups" to Avoid Income Stream Variability, Commercial Investment Real Estate, Nov/Dec 2015.  
Presenter, "Section 362(d): Relief from Stay Refresher" - NVBBA Seminar (2012)  
Faculty Member, "24 Issues in Foreclosures" - Virginia CLE Seminar (2011)

### PRACTICE AREAS

Business & Corporate Law  
Commercial Real Estate & Commercial Leasing  
Foreclosures & Creditor's Rights  
Land Use and Development  
Nonprofit Organization

### BAR ADMISSIONS

Virginia State Bar (2003)  
Eastern District of Virginia (2003)  
Eastern District of Virginia, United States Bankruptcy Court (2003)  
Western District of Virginia, United States Bankruptcy Court (2006)

### EDUCATION

George Mason University School of Law,  
Associate Editor, Law Review, 2003  
Wheaton College, 1997

Presenter, "Advanced Foreclosure Issues" - National Business Institute Seminar (2011)

Presenter, "Fundamentals of Real Estate Law: Foreclosures and Bankruptcy" - National Business Institute Seminar (2008)