



Steven G. Polard

Partner

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A veteran bankruptcy and commercial litigator with over four decades of experience, Steve advises clients in bankruptcy and creditors' rights litigation, real estate, intellectual property, and commercial litigation. He has extensive experience in real estate litigation, primarily representing lenders in loan, lender liability, D&O, and joint venture disputes.

In the last decade, Steve has been deeply involved in handling litigation for hospitals, SNFs, LTACs, and regulatory disputes, as well as corporate mergers and acquisitions, the latter mostly in acquisitions of assets in Chapter 11 and 7 cases.

Steve also has extensive transactional experience, including corporate reorganizations, acquisitions, sales and purchases of assets, and asset protection, particularly in the healthcare industry. He represents banks, CMBS, healthcare providers, special servicers,

PRACTICE AREAS

Bankruptcy & Creditors' Rights
Business & Commercial Litigation
Real Estate

ACCOLADES

Martindale-Hubbell, AV Preeminent Peer Rating for Highest Excellence, 2010-2025

Martindale-Hubbell, Judicial Edition: AV Preeminent Peer Rating for Highest Excellence, Reflecting the confidential opinions of members of the Bar and Judiciary, 2022

COURT ADMISSIONS

California
Supreme Court of the United States
US Court of Appeals for the District of Columbia Circuit
US Court of Appeals for the Ninth Circuit
USDC: Central District of California
USDC: Eastern District of California
USDC: Northern District of California
USDC: Southern District of California

municipalities, and secured creditors in a wide variety of industries, including aerospace, real estate, hospitality, retail, franchising, and healthcare, both domestically and internationally.

Steve has also counseled the FDIC, Maryland Deposit Insurance Fund Corporation (MDIFC), and the now-defunct Resolution Trust Corporation (RTC) in numerous distressed financial institution matters over the years, as well as bankruptcy trustees and debtors in possession in Chapter 11 cases.

Steve regularly speaks on US bankruptcy law in a number of cities, both domestically and abroad, including Tokyo, Düsseldorf, Frankfurt, Munich, and Vancouver. Before joining Ropers Majeski, Steve spent most of his career as a partner at AmLaw 100 firms.

Representative Matters

- Represented CMBS Special Servicers in dozens of cases with respect to troubled commercial loans in several states, particularly in bankruptcy courts.
- Prevailed in an international arbitration against a Chinese manufacturer for an American distributor in a claim involving breach of distribution agreements for North and South America, obtaining a judgment for approximately \$1.7 million.
- Handled the sale of a 70-bed healthcare facility in Modesto, California, including the operations and real estate.
- Handled the joint venture and sale of a large acute care hospital in Southern California.
- Counseled a client on the purchase of assets of an acute care hospital in Northern California.
- Represented two large healthcare companies in litigation matters in the Eastern District of California and in the Northern District US Bankruptcy Court.
- Represented a savings and loan association on a team of three lawyers that won a major due-on-sale case in the US Supreme Court.

EDUCATION

JD, Duke University School of Law, 1979
BSB, University of Kansas, with Highest Distinction, 1976

PROFESSIONAL ACTIVITIES

Board of Governors, Japan America Society of Southern California (JASSC)

Member, International Law Section, Los Angeles County Bar Association (LACBA)

Financial Lawyers Conference (FLC), 1999-present

International Bankers Association of California (IBAC), 1991-present

International Financial Institutions Association, California, 1992-present

Past Member, Commercial Law Subcommittee, Bankruptcy Section

Foreign Trade Association, 1989-1994

- Represented an investor group against a developer with respect to a real estate loan on a 450-unit apartment development, including defending a lender liability suit.
- Represented the first perfected secured lender interests as to a loan balance of about \$4.7 million on commercial real estate in the Eastern District of California, including in the reorganization process, and with respect to related adversary action challenging a \$1.5 million insider claim.
- Served as lead trial counsel for a secured creditor of a major aircraft manufacturer in a US Bankruptcy Court ancillary proceeding related to a sovereign insolvency case.
- Representation of former CEOs and officers in D&O and litigation and regulatory matters, including leaders of financial institutions and hospitals.
- Represented major international and money center banks in US Bankruptcy Courts, including the major Japanese banks.
- Represented the FDIC, RTC, and other governmental regulatory bodies as to troubled loans.
- Represented a major bank with respect to an appeal to the Federal Reserve Bank of San Francisco.
- Represented top officers and shareholders of seized financial institutions.

Events

Steven G. Polard Attended JASSC's 116th Anniversary Dinner & Gala Celebration

October 17, 2025

The event supported educational programs for Title I schools while honoring leaders in journalism, art, and music who advance cross-cultural understanding