



## Andrew Ditlevsen

Partner

San Jose

D 408.286.9800

[andrew.ditlevsen@lathropgpm.com](mailto:andrew.ditlevsen@lathropgpm.com)

**Andrew Ditlevsen is a trusted legal advisor to clients with a range of real estate-related needs. Andrew has over a decade of experience counseling clients in three core pillars of practice: real estate litigation, creditor's rights and manufactured housing law. His long-standing clients are diverse and unique both in their profile and legal needs, which include high-net-worth individuals and families, significant privately held companies, private equity funds and publicly traded companies.**

Andrew applies a client-focused, service-based approach across his stable of diverse clients. Consistent delivery on his approach has incubated successfully a deep trust between Andrew and his clients. Among his core values is the deeply held belief that the foundation of every successful relationship – business or personal – is trust rooted in honest communication and mutual respect.

Prior to joining the firm, Andrew was an associate at Sweeney, Mason, Wilson & Bosomworth in Los Gatos, California. While in law school, Andrew was a full-time judicial extern for the Honorable Jeremy Fogel of the United States District Court, Northern District of California.

Outside the office, Andrew is a dedicated father of four children and blessed to be married to a wonderful woman. When time permits, he enjoys spending time outdoors with family and friends, most frequently golfing, hiking and weight lifting.

### Areas of Focus

#### Services

[Litigation](#)

[Real Estate & Development](#)

[Land Use](#)

[Manufactured Housing](#)

[Communities](#)

[General Business & Complex](#)

[Commercial Litigation](#)

[Real Estate Litigation &](#)

[Disputes](#)

[Financial Services](#)

[Financial Services Litigation](#)

#### Sectors

[Industrial & Manufacturing](#)

[Financial Institutions](#)

## Experience

### Real Estate and Real Estate Litigation

- Represented a large Silicon Valley property owner in disposition of several parcels of commercial real property, including those located in a designated opportunity fund, and the redeployment of substantial proceeds through multiple exchange transactions.
- Representation of landlords and tenants in connection with commercial multi-million dollars lease disputes, including eviction actions and a variety of matters arising from alleged breach of commercial lease agreements.
- Representation of individuals and entities invested in real estate in connection with a variety of disputes involving management and disposition of the real estate asset(s).
- Advice and counsel to private lenders and individuals in connection with claims against title insurance policies.
- Representation of property owners in connection with a range of real estate disputes, including, for example: partition actions, boundary disputes, easements, licenses and slander of title claims.
- After multi-day jury trial, client obtained a six-figure damages award, including punitive damages, against his partner arising from fiduciary malfeasance and fraud in connection with a real estate investment located in Mexico.
- Successful defense, after a multi-day jury trial, of clients against claims for conversion of personal property and fixtures, all arising from a dispute between heirs involving substantial real property holdings.

### Manufactured Housing and Mobile Home Parks Law

- Daily legal and operational advice to owners and management companies representing approximately 350+ communities throughout California, including rules enforcement, eviction litigation, and warehouse lien sales.
- Represented a large private company in connection with its multi-million dollar acquisition of several California mobile home communities.
- Represented a subsidiary of a well-known private equity company in its portfolio acquisition of a California-based manufactured housing company with communities located throughout the continental United States.
- Represented a publicly traded housing developer in its acquisition of a Silicon Valley-based mobile home community, as well as the closure and conversion of the community for purposes of developing thousands of new residential units.
- Represented many community owners in connection with claims brought by residents under local rent control ordinances, as well as fair housing law claims.

### Creditor's Rights

- Completed dozens of loan workouts, both pre-litigation and during litigation, on behalf of private lenders, involving hundreds of millions of dollars in debt.

- Advice and counsel on foreclosure of real estate secured debt, including defense of post-foreclosure related litigation. Recently, commenced prosecution of against a third party under the new Civil Code section 2924m on the basis that the third party was not a “qualified bidder.”
  - Defense of private lenders against claims of usury law violations and unlawful penalties (Civ. Code Sec. 1671), including a recent defense after a one week bench trial on a claim for usury.
  - After approximately 18 months of litigation, and a four-day trial, clients obtained a six-figure judgment for nondischargeability of debt, proving debtors committed actual fraud under 11 U.S.C. §523(a)(2)(A), as well as “willful and malicious” injury under 11 U.S.C. §523(a)(6).
  - Client obtained a judgment of nondischargeability of debt arising from a pre-petition state court judgment against the debtor for violation of California’s anti-SLAPP statute, which nondischargeability judgment was based on 11 U.S.C §523(a)(6).
  - Participated, as second chair, in multi-week jury trial involving claims of fraud and breach of contract in the purchase and sale of a San Jose-based manufacturing company.
- 

## Credentials

### Education

- Santa Clara University School of Law, J.D.
- University of California - Santa Barbara, B.A., magna cum laude

### Bar Admissions

- California (2012)

### Court Admissions

- U.S. District Court for the Northern District of California
- U.S. District Court for the Eastern District of California
- U.S. District Court for the Central District of California
- U.S. District Court for the Southern District of California

### Recognition

- ALM – 2023 – “Lawyers on the Fast Track” (one of only 40 lawyers in the State of California to be recognized by The Recorder’s California Legal Awards)
- Northern California Super Lawyers

- Rising Star – 2018 to present.
  - Full-Time Judicial Extern, Honorable Jeremy Fogel (Ret.), United States District Court, Northern District of California (2010/2011).
- 

## Professional Activities

- Western Manufactured Housing Communities Association
  - Property Rights Committee, 2020-present
  - Convention Planning Committee, 2020-present
  - Presented at annual convention, 2019-present
- The Congressman Don Edwards Inns of Court
  - President, 2018-2019
  - Co-President 2017-2018
  - Vice President 2016-2017
- Licensed Real Estate Broker
  - State of California, 2014-Present
- NAIOP – Silicon Valley
  - Member and Developing Leaders Program Participant, 2018
- City of San Jose Appeals Hearing Board
  - Commissioner (City Council appointee), 2015-2017
- Santa Clara County Bar Association
  - Member of Civil Practice Committee and Finance Committee, 2014-2017

## Community Involvement

- Santa Clara County High School Moot Court Competition
  - Scoring Attorney, 2015-2017