



**JEFFREY S. GOODFRIED**

Partner

310.255.6164

[Jeffrey.Goodfried@ffslaw.com](mailto:Jeffrey.Goodfried@ffslaw.com)

Office: Century City

**PRACTICE AREAS**

**Litigation**

Business Litigation and Dispute  
Resolution

Real Estate Litigation

Bankruptcy and Insolvency

**EDUCATION**

J.D., with Honors, Loyola Law School

M.B.A., with Honors, Loyola

Marymount University B.A., with

Honors, University of Southern

California

**ADMITTED TO PRACTICE**

California

U.S. District Courts for the Central,

Eastern, Northern and Southern

Districts of California

Jeffrey Goodfried is a commercial litigator who focuses on cases involving real estate disputes, creditor's rights, breach of contract, and commercial landlord/tenant law, as well as business torts, including fraud, unfair competition and interference with economic advantage. Although based in Los Angeles, Mr. Goodfried has handled litigation throughout federal and state courts in California. He strategically contributes to litigation and trial teams through all phases of disputes. He has substantial experience at trial, taking and defending depositions, dispositive motion practice, and obtaining and defending against temporary restraining orders and preliminary injunctions, including within the real estate, bankruptcy, and entertainment sectors. A litigator with a wide range of experience, Mr. Goodfried understands that every client wants to win without breaking the bank. Although he has represented a broad range of clients, from banks and real estate companies to small businesses and individuals, he always keeps in mind appropriate budgeting and benefit-cost analysis to meet the clients' needs while staying within their expense expectations. His clients benefit from the expertise he gained while practicing for more than ten years at a large national law firm with over 1,000 attorneys and 15 offices throughout the United States. He is admitted to practice in all California courts.

**Representative Clients and Matters**

**Breach of Contract, Creditor's Rights**

- » Obtained summary judgment in excess of a million dollars in favor of special servicer client against guarantor defendants.
- » Obtained summary judgment in excess of a million dollars in favor of holding company against guarantor defendant.
- » Recovered more than a million dollars for unsecured creditor after obtaining prejudgment writs of attachment against defendant.
- » Receivership cases, In a three year period, obtained throughout California and Nevada about twenty orders for the confirmation of the appointment of a receiver to manage secured real property.

**Foreclosure Defense/Wrongful Foreclosures**

- » Defeated a plaintiff's motion for injunctive relief to enjoin non-judicial foreclosure of commercial property valued at \$4.1 million. Eventually had case dismissed for plaintiff's failure to plead sufficient facts to state a claim.
- » Expunged a lis pendens and settled case on favorable terms to lender.
- » Defeated complaint with prejudice after successfully demurring to wrongful foreclosure cause of action.

**Judgment Enforcement**

- » Recovered more than \$600,000 for client after obtaining a writ of execution and levying on judgment debtor's financial accounts.
- » Levied on the judgment debtor's personal residence, and recovered the full judgment amount the day before the sheriff's sale.
- » Obtained injunctive relief against default judgment debtor, forcing debtor to make payments equal to full amount of judgment.
- » Obtained bench warrant for debtor's arrest, causing debtor to make payments under terms of a settlement plan.

## Landlord/Tenant

- » Obtained judgment for possession of a multiplex movie theater at a major Southern California mall after a contentious trial.
- » Obtained a temporary restraining and preliminary injunction enjoining former tenant from removing from premises fixtures and equipment subject to landlord lien.

## Creditor Side Bankruptcy

- » Represented first secured lender in chapter 11 confirmation battle. First chair on evidentiary hearing re motion to dismiss. Second chair during multiple-day trial. Case settled during trial with a plan favorable to lender.
- » Represented first secured lender with a claim exceeding \$26 million. Obtained relief from stay for creditor to pursue non-judicial foreclosure, while also defeating plan confirmation after lengthy trial.
- » Represented first secured lender with a claim exceeding \$8.1 million. Successfully converted case from Chapter 11 reorganization to Chapter 7 liquidation. Obtained relief from stay so client could pursue non-judicial foreclosure.
- » Represented first secured lender with a claim exceeding \$7.5 million. Obtained relief from stay so client could pursue non-judicial foreclosure of commercial property.
- » Successfully obtained relief from stay for first position secured lender on grounds that the Debtor engaged in fraud and bad faith through multiple bankruptcy filings.

## Presentations & Publications

- » The First of its Kind, Court Rules That Commercial Tenant is Entitled to Reduction in Rent Due to COVID-19 | FFS Insights | June 19, 2020
- » Lease Re-Negotiations Amid COVID-19 Pandemic | April 14, 2020
- » Avoiding Commercial Lender Liability Claims by Distressed Borrowers | FFS Insights | March 27, 2019