

Robert A. Wolf

Partner

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Robert A. Wolf is a partner in the Firm's Bankruptcy & Corporate Restructuring and Litigation Practices. Bob counsels on all aspects of bankruptcy, real estate litigation, and commercial litigation.

As an accomplished litigator, he has a particular concentration in litigation involving:

- Motion practice, evidentiary hearings, and prosecution of adversary proceedings in Chapter 11 and Chapter 7 bankruptcy cases, representing bankruptcy trustees, creditors, and other parties in interest
- Litigation affecting loan problems, including real estate mortgage foreclosures, foreclosures on Uniform Commercial Code interests involving cooperatives, and enforcement of guarantees
- Fiduciary duty breaches on the part of corporate officers and directors
- Disputes arising between commercial landlords and tenants

He also has broad experience negotiating loan workout agreements, as well as agreements resolving commercial landlord-tenant disputes.

Bob represents bankruptcy trustees, lending institutions, and other interested parties in litigation in bankruptcy and other federal courts and in state courts and has argued appeals in each. Notably, one appeal resulted in a landmark New York State Court of Appeals case, *ALH Properties Ten, Inc. v. 306 100th Street Owners Corp.*, in which he argued that a lender's security interest in a block of unsold cooperative shares was superior to any lien of the cooperative corporation with respect to the unfulfilled repair obligations of the co-op sponsor.

For more than two decades, Bob has served as chair of the New York State Bar Association's Mortgage Foreclosures and Workouts Program. Bob has also served as Chair on the New York State Bar Association Program on Receiverships. He is qualified on the Part 36 Register of the New York State Office of Court Administration to be a Receiver and to serve as counsel to Receivers.

Related Services

- Bankruptcy & Corporate Restructuring
- Litigation
- Landlord & Tenant
- Real Estate Workouts, Restructuring, & Foreclosures

Representative Matters:

- Served as special litigation counsel to the bankruptcy trustee of Asia Global Crossing, resulting in \$32.5 million in settlements of litigation filed against the debtor's former senior officers and directors.
- Served as special litigation counsel to the bankruptcy trustee of The Cassandra Group, whose principal was the so-called "investment adviser to the Hollywood stars," resulting in settlements of fraudulent transfer litigation aggregating in excess of \$6 million.
- Served as counsel to the bankruptcy trustee in the successful Chapter 11 reorganization of a 550-unit New York City cooperative apartment corporation, pursuant to which the multimillion-dollar mortgage indebtedness of the debtor was restructured and the large block of unsold apartment units was conveyed to a white knight investor.
- Serving as Counsel to the Receiver of an 86-room hotel condominium unit in a commercial condo building in Hudson Yards.

Education

- Princeton University (B.A., *cum laude*)
- New York University School of Law (J.D.)
 - Research editor, New York University Journal of International Law and Politics

Bar Admissions

- New York
- U.S. Court of Appeals for the Second Circuit
- U.S. District Court for the Eastern District of New York
- U.S. District Court for the Southern District of New York
- U.S. District Court for the Central District of Illinois

Professional Affiliations

- New York State Bar Association
- Chair, New York State Bar Association's Mortgage Foreclosures and Workouts program
- American Bankruptcy Institute
- Member of the Board of Trustees of Brotherhood Synagogue (Gramercy Park, Manhattan) and the synagogue's representative on the Synagogue Coalition for the Refugee and Immigration Crisis

Awards & Honors

- *New York Super Lawyers*, 2007-2012, 2014-2022

Articles

- "Mortgage Foreclosure," in Volume 21 of *West's New York Practice Series*, Volume 21, West Group; 1998
- "The Federal Condominium and Cooperative Conversion Protection and Abuse Relief

Act of 1980: A 'Sleeper' Statute Takes on Potentially Broad Ramifications in New York," *New York State Bar Association Real Property Law Section Newsletter*; April 1989

- "Comment, US v. Butenko: Electronic Surveillance for Foreign Intelligence Purposes," *New York University Journal of International Law and Politics*; Winter 1976

Insights

April 4, 2023

New York City's "Guaranty Law" is Held to be Unconstitutional and Unenforceable

November 30, 2021

Law Brief®: Robert Wolf, Alexander Tiktin and Richard Schoenstein Discuss the Continuing Foreclosure/Eviction Moratorium

November 3, 2021

The Constitutionality of New York City's "Guaranty Law" Remains in Question After Decision by the Second Circuit

December 21, 2020

Our Top 10 Legal Alerts from 2020

December 3, 2020

Federal Court Upholds New York City's Recently Enacted "Guaranty Law" and Related Legislation Concerning Non-Payment of Rent Arising out of COVID-19

April 17, 2020

New York Replaces its Fraudulent Conveyance Law with the Uniform Voidable Transactions Act

March 31, 2020

CARES Act Increases Eligibility Threshold For Small Businesses To File Under New Subchapter 5 Of The Bankruptcy Code