

THERAN J. SELPH, SR.



Associate

300 East Broad Street
Suite 590
Columbus Ohio 43215

TEL: (614) 629-3005
FAX: (614) 629-3019
tselph@plunkettcooney.com

A member of the firm's Banking, Bankruptcy & Creditors' Rights Practice Group, Theran J. Selph, Sr. focuses his practice in the areas of commercial and real estate litigation, title insurance litigation, commercial bankruptcy representation, collection and eminent domain issues. His clients include individuals, developers, contractors, business owners, banks and insurance companies in matters throughout Ohio. Mr. Selph is conversant in Spanish, having previously lived in Ecuador.

Representative Client Work

- Defended validity of \$15,000,000 hotel mortgages from a fraud claim
- Obtained award that was a 77% increase from the Ohio Department of Transportation's initial offer to client landowners in a 12-acre eminent domain case
- Resolved probate litigation over the validity of deed in a double fatality case
- Foreclosed commercial properties for lenders; defended evictions in commercial leases
- Protected lien priority of lender's \$6,000,000 mortgage in mechanics' lien litigation on commercial development
- Represented creditors in foreclosure, bankruptcy and collection proceedings, including matters with TILA, RESPA, HOEPA and predatory lending counterclaims
- Defended lenders in construction mortgage disputes between mortgagors and contractors
- Negotiated pre-trial resolution of fraud claims between buyer and sellers in an \$8,000,000 real estate portfolio transaction

Areas of Practice

- Banking, Bankruptcy & Creditors' Rights Law
- Commercial Litigation
- General Litigation
- Real Estate Law
- Title Insurance Law

Education

- Ohio State University, Michael E. Moritz College of Law, 2004, J.D.
- The University of Utah, 2001, B.A.

Bar & Court Admissions

- Ohio, 2005
- U.S. Bankruptcy Court, Southern District of Ohio, 2006
- U.S. District Court, Northern District of Ohio, 2006
- U.S. District Court, Southern District of Ohio, 2006

- Defended title insurance companies in breach of contract, negligence, RESPA and bad faith litigations
- Litigated defalcations of title/escrow companies
- Protected lien priority, or property interests, for lenders and/or landowners in foreclosures, quiet title, partitions, and mechanics' lien litigations for commercial and residential property

Professional Affiliations

- Columbus Bar Association
- Ohio State Bar Association
- American Bar Association
- Ohio Land Title Association