Creditor's Rights and Foreclosure

Since 1981, we have handled residential and commercial foreclosures throughout Virginia and the District of Columbia. We also handle Maryland foreclosures with local trustees we have used for over 20 years.

The commercial foreclosures have included hotels, office buildings, apartment buildings, condominium, shopping centers, land, golf courses, and partially completed residential developments. We also handle post foreclosure evictions, collection of deficiencies, and REO outsales. Our lender representation includes loan workouts, loan modifications, and title insurance claims.

Creditor Representation in Bankruptcies

The firm's bankruptcy practice focuses solely on creditor representation including motion's for relief from stay, objections to Chapter 11 and Chapter 13 Plans, defense of preference claims, defense of lien strip cases, and objections to exemptions. We handle bankruptcy cases in all divisions of both the Eastern and Western Districts of Virginia.

General Creditors Rights

We have represented a variety of creditors in litigation to collect defaulted promissory notes and guaranties including deficiency judgments after foreclosure, confessions of judgment, breach of contract cases, and enforcement of judgments against various assets of borrowers. We also handle receivership cases, serving as primary or local counsel to obtain the appointment of receivers.

Representation of Landlords

We represent landlords in unlawful detainers and collection matters, and in bankruptcies filed by tenants. We also seek recoveries through enforcement of the landlord's lien in appropriate cases.

Related Attorneys

- Jeremy B. Root

News & Insights

- Thirty-Two Blankingship & Keith Attorneys Recognized in 2027 Best Lawyers and Ones to Watch

- Blankingship & Keith, P.C. Announces 2025 Northern Virginia Magazine Top Attorneys
- Blankingship & Keith Named Among 2026 “Best Law Firms” by Best Lawyers®
- Ten Blankingship & Keith Attorneys Recognized Among Arlington Magazine’s 2025 Top Attorneys
- Thirty Blankingship & Keith Attorneys Recognized in the 2026 Editions of Best Lawyers in America® and Best Lawyers: Ones to Watch®
- Blankingship & Keith Attorneys Recognized Among Virginia Business Magazine’s Legal Elite
- Eleven Blankingship & Keith Attorneys Recognized as Top Attorneys in Arlington Magazine's 2024 List
- Twenty-Seven Blankingship & Keith Attorneys Shine in the 2025 Edition of Best Lawyers in America
- Blankingship & Keith PC Welcomes James R. Meizanis, Jr. as Newest Principal
- Blankingship & Keith Attorneys Shine as "Legal Elite" in Virginia Business Magazine's 2023 Rankings
- Thirteen Blankingship & Keith Attorneys Recognized as Top Attorneys by Arlington Magazine
- Thirteen Blankingship & Keith Attorneys Named 2022 Top Attorneys by Arlington Magazine