

# Peter E. Meltzer

Partner / Creditors' Rights and Real Estate Managing Partner



## Philadelphia

2000 Market Street  
Suite 1300  
Philadelphia PA 19103  
D: 267.295.3363  
C: 215.837.0666  
F: 215.564.7699  
pmeltzer@wglaw.com

Peter Meltzer represents national and local financial institutions, loan servicers, commercial landlords, title companies and equipment lessors throughout Pennsylvania and New Jersey.

Peter Meltzer is the chair of our creditors' rights department, and our real estate department. He also specializes in commercial litigation. Peter represents a significant number of national and local financial institutions on commercial and residential loans, as well as loan servicers, federal credit unions, automobile finance companies, debt purchasers, credit card companies, commercial landlords, title companies and equipment lessors. In connection with this representation, he handles commercial litigation, foreclosures, workouts, bankruptcies, debt collection, replevins, and any issues involving real estate, including title issues. He has been selected to the Martindale-Hubbell "Bar Register of Preeminent Lawyers in America" every year since 1997. Peter has also been named a Pennsylvania Super Lawyer every year since 2011.

In 2016-2017 and 2019-2020, Peter and the creditors' rights group were awarded the "Attorney Management Overall Performance Award" for excellence in service with respect to large balance loans by a nationally recognized lending institution.

Peter has given many lectures on creditors' rights and real estate and is the author of numerous articles which have been cited by many courts.

- *Won't You Stay a Little Longer: Rejecting the Majority Interpretation of Section 362(c)(3) of the Bankruptcy Code (Am. Bk L.J.)*
- *Workouts and Bankruptcies on Loans Secured by Real Estate; Urban Land Institute*

## Assistant

Dana L. Henley  
215.972.7900 ext. 4140  
dhenley@wglaw.com

## Industries

Banking & Finance

## Practices

Creditors' Rights and Real Estate  
Litigation

## Education

Boston University, J.D., *magna cum laude*, 1983

Boston University, M.A., *magna cum laude*, 1980

Boston University, B.A., *magna cum laude*, 1980

## Bar Admissions

Pennsylvania  
New Jersey

## Court Admissions

United States District Court of Appeals for  
the Third Circuit  
United States District Court for the  
Eastern District of Pennsylvania

# Peter E. Meltzer

Partner / Creditors' Rights and Real Estate Managing Partner



- *Getting Out of Jail Free: Can the Bankruptcy Plan Process Be Used to Release Non-Debtor Parties?*, Am.Bk. L.J.
- *Don't Stand Still After Standstill: Facilitating Intercreditor Subordinations (Secured Lender)*
- *Disenfranchising the Dissenting Creditor: Circumventing Section 1129(a)(10) Through Artificial Classification*, Am. Bk. L.J.
- *Whom Do You Trust; Everything You Never Wanted to Know About Ethics in the Bankruptcy Process*, Comm. L.J.

He is also the author of four non-legal books: "The Thinker's Thesaurus: Sophisticated Synonyms for Common Words" (3rd ed.), was published by Norton in 2015. It was the top-selling thesaurus in the U.S. over 70 weeks and has sold over 100,000 copies. "So You Think You Know Baseball? A Fan's Guide to the Rules", was published by Norton in 2013 and was named one of the top 7 baseball books of 2013 by ESPN. "So You Think You Know the Presidents?" was published in 2014. A 4th book, a portrait of rock and roll music from 1965-1975 was published by Skyhorse Press in June, 2017.

## Selected Cases

- *In re Museum of American Jewish History*, 2020 WL 7786925 (Bankr. E.D. Pa 2020), affirmed on appeal, 2021 WL 1264160.
- *In re Beesley*, 2013 WL 5134404 (Bkrtcy.W.D.Pa.,2013)
- *In re Moravian Associates, L.P.*, 2010 WL 2169495, Bkrtcy.E.D.Pa.,2010.
- *Hunter v. Sterling Bank*, 750 F.Supp.2d 530, E.D.Pa.,2010.
- *Equity One, Inc. v. City of Pittsburgh*, 2006 WL 1509334 W.D.Pa.,2006.
- *In re 222 Liberty Associates*, 108 B.R. 971, Bkrtcy.E.D.Pa.,1990.

## Experience

- ***Results may vary depending on your particular facts and legal circumstances.***
- Represented a lender in a dispute in New Jersey regarding the value of real estate, in which Peter argued that the real estate in question was worth \$6 million while the borrower alleged that it was worth \$14 million. After a multi-day trial with multiple witnesses, the court ruled that the real estate was worth \$6 million and noted Peter's "excellent advocacy" on behalf of his

# Peter E. Meltzer

Partner / Creditors' Rights and Real Estate Managing Partner



client.

- Represented lender on \$24 million delinquent loan on major Philadelphia office building. The borrower filed a lender liability action, alleging tortious interference and a series of other alleged misconduct by the lender. The court granted Peter's Motion for Summary Judgment with a lengthy opinion taken largely from his brief.
- Represented servicer on \$9 million dollar delinquent loan secured by 50 properties in York County Pennsylvania. In successfully rebuffing four separate cramdown attempts by the debtor, the Judge praised Peter's "thoughtful arguments" and "thorough preparation."
- Represented various lenders on front-end loans totaling over \$100 million in 2022 and 2023.
- Handled a major fraudulent conveyance case in the Bankruptcy Court for the Eastern District of Pennsylvania in June 2021 in which Bankruptcy Judge Eric Frank praised Peter's "top-notch advocacy" and "incredible preparation."
- Selected to represent a consortium of secured lenders, owed approximately \$30 million, in connection with the bankruptcy filing by the National Museum of American Jewish History.
- Handled \$35 million front-end loan to major New Jersey university.
- Recently obtained a judgment in favor of a shopping center client after a two-day bench trial in the amount of about \$1.5 million. The Judge's opinion was taken almost verbatim from Peter post-trial brief because the Judge wrote: "The Court has to a significant extent adopted plaintiff's proposed findings of fact and conclusions of law as they are well expressed."
- Represented limited partners in a Florida limited partnership successfully obtaining an injunction preventing the sale of a \$40 million parcel of real estate in Orlando.
- Represented owners of a major Philadelphia office building in obtaining a multi-million dollar settlement against an acquirer of a former tenant based on theory of successor liability.
- Successfully defended national financial banking institution in multi-million dollar case in New York alleging lender liability based on theories of excessive control, fraud and violation of state and federal lending laws.

## Professional & Community Involvement

- National Association of Retail Credit Attorneys (NARCA)
- Pennsylvania Creditors Bar Association
- Eastern District of Pennsylvania Bankruptcy Bar
- Philadelphia Volunteered Lawyers for the Arts

# Peter E. Meltzer

Partner / Creditors' Rights and Real Estate Managing Partner



- National Conference of Bankruptcy Judges