



**Philadelphia**

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Sarah Elia devotes her practice to representing financial institutions, business creditors and debtors in bankruptcy and creditors' rights matters.

Sarah represents lenders, loan servicers, landlords, title companies and equipment lessors. She also represents financial institutions in all stages of loan documentation, debt restructuring, workouts, enforcement, collection and all related litigation.

Her experience includes commercial and residential mortgage foreclosures, receivership actions, matters involving real estate, quiet title actions, replevin actions, confessions of judgment, ejectment actions, recovery and execution of real and personal property. She also represents creditors' interests in bankruptcy proceedings.

**Experience**

- ***Results may vary depending on your particular facts and legal circumstances.***
- Secured finding at trial for bank for foreclosure of real estate against defendant who alleged, among other things, that bank did not possess the Note and Mortgage and that the chain of assignments to bank were defective
- Obtained summary judgment in favor of lender and won on appeal filed by defendant for judgment against defendant who claimed that he did not personally guaranty the loan and that his involvement in the loan was strictly as an officer of the corporate borrower

**Assistant**

Dana L. Henley  
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**Industries**

Banking & Finance

**Practices**

Creditors' Rights and Real Estate  
Litigation

**Education**

Widener University School of Law, J.D.,  
2007

Indiana University, B.A., 2003

**Bar Admissions**

Pennsylvania  
New Jersey