



Scott Klein

PARTNER
West Chester, PA

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SERVICE AREAS

Bankruptcy

Business and Finance

Business and Real Estate
Transactions

Business Counseling

Mergers and Acquisitions

Commercial Credit Recovery
and Workout

Commercial Credit
Structuring

Commercial Litigation

Business Torts

Contract

Director and Officer
Liability

Real Estate Litigation

Restrictive Covenant,
Trade Secrets and Unfair
Competition

Shareholder/Partnership
Disputes

Employment Law

Discrimination and
Harassment

Wage and Hour

Special Education Law

INDUSTRIES

Education

Real Estate

Professional Services

Media

Overview

Scott Klein's practice is split between commercial litigation and business and finance matters. Scott's commercial litigation practice is focused on the representation of creditors in commercial and private banking loan work-outs, collection, and lender liability matters. He also has extensive experience representing clients in transportation, construction, and general business litigation. Scott's business and finance practice includes representation of financial institutions and private lenders, as well as individuals and small businesses, on a wide array of matters including financing, entity formation, employment issues, real estate, equipment leasing, and complex commercial transactions.

Scott has conducted numerous jury trials, bench trials, commercial arbitrations, and appellate matters in both State and Federal Court, and he has litigated appellate matters in Pennsylvania Superior, Commonwealth, and Supreme Courts.

Scott's success led to his selection as a Pennsylvania Super Lawyers® "Rising Star" in Philadelphia Magazine in 2013 and 2015-2019, as well as being named a "Top Lawyer" by Main Line Today Magazine in 2015-2017 and 2019-2021. Prior to joining the firm, Scott worked with two regional law firms and the McKean County District Attorney's office.

ASSOCIATIONS AND ORGANIZATIONS

- Chester County Bar Association
- West Bradford Planning Commission
- West Bradford Youth Association Board of Directors

EXPERIENCE

- Recovered multimillion-dollar real estate collateral portfolio for commercial bank after multiple challenges raised by debtor in State Court and multiple Bankruptcy Court proceedings.
- Obtained six-figure trial verdict for construction equipment leasing company after recovery of collateral.
- Successfully defended client in a week-long injunction hearing alleging breach of non-compete agreement and theft of trade secrets.

Government

Banking and Financial
Services

EDUCATION

University of Pittsburgh
School of Law, J.D., 2004

Franklin and Marshall
College, B.A., 2001

ADMISSIONS

United States District Court
for the Eastern District of
Pennsylvania

United States District Court
for the Middle District of
Pennsylvania

United States District Court
for the District of New Jersey

Commonwealth of
Pennsylvania

State of Maryland

State of New Jersey

- Represented investment group purchasing commercial bank notes secured by shopping center; completed foreclosure and assisted in stabilizing property.
- Represented regional bank in selling REO commercial condominium development.
- Advised 3rd party healthcare service provider startup business.
- Provide counsel and transactional services to national beverage manufacturer on capital funding initiative, vendor, and distributorship agreements.
- Represented start-up real estate investment company.
- Advised private equity lender in forming real estate holding company.
- Represented client in acquisition of multiple regional heating oil supplier.
- Represented client in purchasing bar and restaurant.
- Represented private lender in restructuring multi-million-dollar loan portfolio with multi-state retailer.
- Successfully foreclosed and recovered shopping center collateral for private lender client.
- Obtained multi-million-dollar judgment for bank client against defaulted agricultural borrower and successfully prosecuted claims through Chapter 12 proceedings.
- Restructured multi-loan portfolio for regional bank to medical care provider.
- Represented approved private school client in FERPA dispute.
- Represented approved private school clients in contested IEP meetings.
- Liaison between special education school and law enforcement in intra-student disputes resulting in criminal charges.
- Draft policies and procedures for approved private school clients regarding all facets of operations
- Provide counsel and advocacy services to approved private school client in acquisition of school and transfer of license.