



DIAZ  
ANSELMO  
& ASSOCIATES PA

FL - IL - OH - IN - WI - KY

Attorneys Representing Your Interests in  
Florida | Illinois | Ohio | Indiana | Wisconsin | Kentucky

[www.dallegal.com](http://www.dallegal.com)

## About Diaz Anselmo & Associates, P.A.

Diaz Anselmo & Associates P.A., (The Firm) is a certified minority owned Martindale Hubbell Preeminent A-V rated firm and has provided legal services to the banking and mortgage industry, with an emphasis in Judicial State practice, for over 30 years. The Firm concentrates in creditor's rights, foreclosure, bankruptcy, litigation and corporate services as well as appellate and commercial litigation.

The firm's leadership is made up of Roy A. Diaz and Adam A. Diaz, who are well respected in the default and real-estate sectors and are actively involved in legal organizations. Operations, IT, Accounting, Human Resources and Compliance are managed by a team of experienced Directors and a Managing Attorney.

Today, The Firm is made up of approximately 163 employees, including attorneys, paralegals and support staff. Many staff and attorneys have a tenure of more than 5 years, several over 15, and some even 30 years.

The Firm has been recognized by clients with performance awards and has received the USFN Diamond Award of Excellence over the past six years. Whether it is the law, technology, security, compliance, or practice management, Diaz Anselmo & Associates, P.A. exceeds its clients' expectations and provides a consistent level of excellence.

Our attorneys have a diverse mix of personal, professional and educational experience and we make a point to treat all those with whom we interact with compassion and respect. Our diversification, compassion and experience equip us to approach legal analysis and dispute resolution from a broader, more comprehensive perspective. This enables us to protect our clients' interests while timely and favorably resolving matters.

### Firm Stats

- Foreclosure / Bankruptcy / Real Estate practice: **38 years**
- Number of attorneys firm wide: **30**
- Attorneys average practice years: **18 years**
- Default/Litigation Attorneys: **26 Attorneys**
- Real Estate Attorneys: **4 Attorneys**
- Number of non-attorney staff members: **133**

## Diversity

We are a certified Minority Owned law firm as certified by the National Minority Supplier Development Council.

Attorneys:

- Women 36%
- Hispanic/Non-white 33%

Directors:

- Women 80%
- Hispanic/Non-white 20%

Managers:

- Women 67%
- Hispanic/Non-white 67%

Staff:

- Women 70%
- Hispanic/Non-white 55%

## Security

- The Firm's office suites are accessible only by key card
- All suites protected by surveillance and alarm system
- Comprehensive program to protect client, debtor and Firm information, Original docs stored in a fireproof room
- The Firm has a comprehensive Disaster Recovery Plan

## Partner and Managing Attorneys



### Roy Diaz, Managing Shareholder

Roy A. Diaz has been a member of the Florida Bar since 1988 and is AV rated by Martindale-Hubbell. He has concentrated his practice in the areas of real estate, litigation, and bankruptcy. Roy is actively involved in industry legal organizations including Legal League 100 (Past Chairman), USFN (Board of Directors Member), ALFN, and American Bankruptcy Institute. Roy has been a speaker at numerous conferences on a national level and has written scores of articles regarding the industry and its everchanging opinions.



### Thomas Anselmo, Real Estate

Tom Anselmo is a member of the Illinois Bar Association and Chicago Bar Association. He has concentrated his practice in the areas of residential / commercial closings and transactions, REO transactions, title insurance, mortgage lender services and estate planning.



### Adam Diaz, Partner – Litigation

Adam Diaz is the Litigation Partner at Diaz Anselmo & Associates, P.A. Adam has concentrated his practice in the areas of Creditors' Rights, real estate, bankruptcy, consumer protection actions and commercial litigation. Adam is a member of the Florida Bar and is admitted in all Federal Courts in Florida as well as the United States Court of Appeals for the Eleventh Circuit. He is also admitted in Illinois, Wisconsin, and Ohio.



### Ted Lane, Managing Attorney – Real Estate

Ted Lane is the Managing Attorney for the Real Estate practice at Diaz Anselmo & Associates, P.A. Most of Ted's 30-year career has concentrated on residential real estate transactions in the Chicagoland area. Ted is a member of the Illinois Bar, the DuPage County Bar Association, the Illinois State Bar Association, and the Illinois Real Estate Lawyers Association.

## Partner and Managing Attorneys



### **Kathleen Achille, Managing Attorney – Florida Litigation**

Kathleen Achille is the Managing Attorney for Florida Litigation at Diaz Anselmo and Associates, P.A. She is licensed to practice law in Florida and is admitted in the US District Court, Southern District of Florida. Kathleen has been a civil litigation practitioner since 2009 and handles general civil litigation matters, hearings, depositions, and assists with some appeals.



### **Jeffrey Helms, Managing Attorney – Ohio**

Jeffrey Helms is the Managing Attorney for the Ohio office at Diaz Anselmo and Associates, P.A. Jeff has practiced in the area of Creditors' Rights, focusing on mortgage foreclosure, eviction, and real estate/title litigation matters. He is licensed to practice law in the State of Ohio, and The United States District Court for the Southern District of Ohio. Jeff is also a member of the Ohio State Bar Association and the Cincinnati Bar Association.



### **Ida A. Moghimi-Kian, Managing Attorney – Compliance**

Ida Moghimi-Kian is the Compliance Managing Attorney for Diaz Anselmo and Associates, P.A. Ida is licensed to practice law in Florida and her practice focuses on Bankruptcy and Real Estate. She is admitted in all District Courts of Florida.



### **Nisha Parikh, Managing Attorney - Bankruptcy**

Nisha B. Parikh is the Managing Attorney for Bankruptcy at Diaz Anselmo and Associates, P.A. She is licensed to practice law Illinois, Wisconsin, Indiana, and Michigan. Ms. Parikh's practice is concentrated on Bankruptcy and Creditors' Rights.



### **Robert Deisinger, Supervising Attorney – Illinois**

Robert J. Deisinger is the Supervising Attorney for Illinois at Diaz Anselmo & Associates, P.A. He is licensed to practice in the State of Illinois and is admitted to the bars of the United States District Courts for the Northern, Central, and Southern Districts of Illinois. Robert is also a member of the Illinois State Bar Association.

## Directors



**Keli Heisey,**  
**Director of Operations**  
23 years of industry experience



**Gina Daya-Sheikh,**  
**Director of Client Services**  
14 years of industry experience



**Soraya Marino,**  
**Director of Accounting**  
42 years of industry experience



**Raymond Brunetti,**  
**Director of Information Technology**  
24 years of industry experience



**Dan Wolowicz,**  
**Director of Human Resources**  
1 year of industry experience

## Associates

**Ashley Rasmussen**

**Senior Associate**

In practice since 2010

**Kerri Bruckner**

**Senior Bankruptcy Associate**

In practice since 2002

**Sean Jordan**

**Associate**

In practice since 2005

**Gregg Dreilinger**

**Senior Litigation Associate**

In practice since 1994

**Lisa Woodburn**

**Senior Associate**

In practice since 1986

**Scott Nabke Senior**

**Associate**

In practice since 2001

**Greg Rosenthal**

**Senior Litigation Associate**

In practice since 1992

**Mark McGinn**

**Senior Associate**

In practice since 2013

**Sebrina Haynesworth**

**Associate**

In practice since 1998

**Ian Dolan Senior**

**Associate**

In practice since 2004

**Michael Crowe**

**Litigation Associate**

In practice since 2014

**Sheena Diaz**

**Associate**

In practice since 2012

**Jason Duhn**

**Associate**

In practice since 2006

**Nazish Shah**

**Senior Litigation Associate**

In practice since 2011

**Stacey Piepmeier**

**Associate**

In practice since 2011

**Joel Jensen**

**Bankruptcy Associate**

In practice since 1986

**Paul Nalepka**

**Senior Associate**

In practice since 1988

**Stacia E. Petersen**

**Associate**

In practice since 2014

**John E. Brennock**

**Real Estate Associate**

In practice since 2008

**Rebecca Fredona**

**Associate**

In practice since 2017

**W. Scott Leaman**

**Associate Attorney**

In practice since 2014

## Management Team

### All States

Stefanie Rudy:	Compliance
Wazim Baksh	Client Performance / FDCPA/Payoff & Reinstatement / Demand Letter Prep / QA
Carrie Ortiz:	Litigation Paralegals / Evictions
Damian Blanc:	FC Support
Brett Diaz:	Original Docs
Joshua Alleyne:	File Implementation

### Florida, Indiana, Kentucky, Ohio, Wisconsin

Jennifer Montrevil:	Service / Mediations / Affidavits / Hearings / Judgments
Michele Grant:	Title / First Legal
Brett Diaz	Support Services
Betina Jean-Baptiste:	Sales / Post Sales

### Illinois

Melanie Williams	Title / First Legal
Shenequa Jackson	Service / Mediations / Affidavits / Hearings / Judgments
Julia Bush	Sales / Post Sales
Wazim Baksh	Support Services



## Client Performance Team

This team was created specifically to assist in providing a direct point of contact for our clients and ensuring our firm is in compliance with their requirements:

- Facilitates client requests and escalations in need of resolution
- Provides client status reports and loan level status requests
- Manages Scorecard performance to include rebuttals
- Handles all client chronology requests
- Provides internal quality assurance for documents to alleviate client revisions
- Oversight and the training of client requirements to ensure operational compliance

## Litigation Group

- The Litigation group consists of experienced senior litigation attorneys, associate attorneys and litigation paralegals. Attorneys review all incoming pleadings and notices. When, based upon this review, it is determined that a file will involve a contested or litigated issue, the contested litigation team assumes responsibility for the file.
- The nature of the contested issue is summarized, initial attorney instructions are added to the file and any necessary documents are requested. This results in the case being transferred to our team of litigation paralegals for follow-up.
- The contested issue is also then assigned to a senior attorney and, in many instances, also a junior attorney for resolution.
- Contested litigation is continually reviewed and updated by the paralegals and attorneys working the case until the contested issue is resolved.

## Pre-Foreclosure Support

The Firm provides pre-foreclosure support to servicers and investors. This includes the drafting and sending of demand letters, bankruptcy scrubs, statute of limitations review, validation of demand letters, drafting of corrective documents needed and review of prior litigation that may affect current loan status.

## Foreclosure

The Firm specializes in representing lenders, servicers, GSE's and private investors in prosecuting foreclosure actions in 6 states. The Firm's foreclosure practice focuses on accuracy, speed and efficiency by ensuring compliance with client requirements to complete actions from referral through sale in a timely manner.

## Foreclosure Litigation

To the extent a foreclosure becomes litigated, the Firm maintains a designated Litigation Department staffed with senior attorneys and paralegals to review all litigated pleadings and provide clients with a thorough review of the issues before it and the necessary legal strategy to resolve the case. The Firm specializes in representing its clients through the most challenging of cases to find a solution to any challenges the client may face.

## Bankruptcy

The Firm maintains a Bankruptcy Department to provide all services in Chapter 7, 11, 12, 13, 20 and 22 cases. The Bankruptcy Department is managed by the firm's Bankruptcy Managing Attorney as well as Bankruptcy Associates. The Firm's bankruptcy practice ensures that the client is aware of all aspects of the bankruptcy proceedings and the ability to maximize the case to resolve the debt or obtain any secured collateral.

## Deficiency Actions

The Firm handles deficiency actions either through a foreclosure or by a separate action. In addition, The Firm also handles deficiency matters through a debtor's bankruptcy estate when appropriate.

## Appeals

The firm's Litigation Department handles appeals for foreclosures, bankruptcies, as well as general civil litigation. This area is managed by the firm's Managing Litigation Partner, who has provided appellate services to the default industry for several years and has been a leader in shaping the landscape of the law within the industry.

## Evictions

The Firm maintains an Eviction Department devoted to timely prosecuting evictions. The Firm understands all aspects of Federal, State, and Local laws that affect evictions and works diligently to advise its clients of their rights in each state the firm practices.

## Real Estate (Residential – Commercial)

The Firm's Real Estate department consists of real estate attorneys and staff which have extensive experience handling nearly every type of real estate transaction matter. The Firm prides itself on its personal approach to both residential, commercial and 1031 exchange transactions. Our clients are confident that their personal, business and commercial transactions have been handled with the highest quality of legal services available.

## Real Estate Closings

The Firm possesses an experienced Real Estate Owned (REO) Department that manages closings within six states. This area is managed by the firm's Managing Attorney for Real Estate. The Firm maintains title attorneys, closers, and title examiners to assist in any REO transaction. The Firm is an agent for national underwriters such as Chicago Title, Fidelity National Title, First American Title, Old Republic Title and Attorney's Title Fund Services.

## **Bankruptcy Litigation**

To the extent a bankruptcy proceeding becomes litigated either within the bankruptcy proceeding or an adversary proceeding, those matters are handled by the firm's Litigation Department which consists of senior attorneys and paralegals.

## **Consumer Finance Litigation**

The firm's Litigation Department is experienced in providing defense litigation support to servicers and investors in actions regarding FDCPA, TCPA, FCRA, RESPA, and FCCPA. The firm's attorneys focus on quickly identifying risk in these matters by formulating a litigation plan and strategy to either resolve these matters quickly through settlement or a plan to defend through trial if necessary.

## **Real Estate Litigation**

Similarly, The firm's Litigation Department has extensive experience in real estate litigation including quiet title actions, title curative actions, reforeclosures, and declaratory relief action. The focus for real estate litigation is to ensure that the client obtains clear and marketable title at the end of the litigation or is made whole in another manner.

## **Commercial Litigation**

The Firm maintains a general practice commercial litigation group that involves business disputes, contractual disputes, insurance disputes, business torts, fraud, breach of fiduciary duties, joint venture disputes, civil appeals, and general commercial disputes.

## Quality Control Procedures

- It is standard procedure that all referrals, title work and legal pleadings are fully reviewed by our attorneys prior to filing, as well as all court documents throughout the entire foreclosure process. In addition, all bankruptcy motions and claims are reviewed by attorneys prior to filing.
- As part of every file review, all attorneys receive the complete documentation to be filed with the court, supporting documentation, and a checklist from the staff employee confirming all details of their work. In addition, the attorneys review the file in our case management system to ensure that everything within the file meets client requirements. No document is signed unless the entire package passes attorney review.
- The default department is structured with several levels of quality control and review. For example, the title and complaints teams review the information put in the file by the file opening team. The complaints team reviews the work of the title team. The judgment team reviews the work of the service team etc.
- The firm has auditing and exception reports for the foreclosure milestone events and bankruptcy processes. These reports are used for various reasons: Our staff reviews their individual work queues regularly, and the supervisors review the reports regularly to audit the files individually. They are also used as timelines for the different departments, and management utilizes these reports to establish staffing levels and to monitor the overall efficiency of the department.

## Memberships

The attorneys at Diaz Anselmo & Associates, P.A. take an active role in several industry and professional associations. Professional organizations that our attorneys and staff are involved with include:

- American Bar Association
- American Bankruptcy Institute
- American Legal & Financial Network (ALFN)
- American Mortgage Diversity Council
- Chicago Association of Realtors
- Chicago Bar Association
- Cincinnati Bar Association
- DuPage County Bar Association
- DuPage Association of Women Lawyers (Board Member)
- Five Star Institute
- Florida Bar Association
- Illinois State Bar Association
- Indiana State Bar Association
- Kentucky State Bar Association
- Legal League 100 (Board Member)
- Mortgage Bankers Association
- National Association of Chapter Thirteen Trustees (NACTT)
- National Bankruptcy Institute
- Ohio State Bar Association
- REOMAC
- USFN (Board Member)
- State Bar of Wisconsin
- Will County Bar Association
- Women's Bar Association of Illinois

## Technology

Diaz Anselmo & Associates, P.A. uses the latest virtualized technology for production, Disaster Recovery and redundancy for our firm. Our vision is to leverage virtualization to provide high performance and stability by extending the useful life of existing systems with new technology upgrades. This, combined with multiple internet connections with different vendors, gives us the capability to run faster and more efficiently, with redundant access and recovery. The Firm uses various software tools and security strategies within its systems for secure and accurate processing. Our case management system provides the firm with secure scanned documents, letters, pleadings, bills, etc. which allows the firm to reduce the necessity and dependency for large volumes of paper. This gives the Firm's staff the ability to promptly access information and provide excellent customer service.

## Management Contact Information

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**Keli Heisey, Director of Operations**

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**Gina Daya-Sheikh, Director of Client Services**

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**Soraya Marino, Director of Accounting**

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**Raymond Brunetti, Director of IT**

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**Dan Wolowicz, Director of Human Resources**

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## General Firm Contact Information

**Referral Emails:**

Foreclosure referrals: [referrals@dallegal.com](mailto:referrals@dallegal.com)

Bankruptcy referrals: [bkreferrals@dallegal.com](mailto:bkreferrals@dallegal.com)

**Default Phone:**

Florida (954) 564-0071 Fax: (954) 564-9252

Midwest: (630) 453-6960 Fax: (630) 428-4620

Real Estate: (630) 453-6800 Fax: (630) 428-4640

**Firm Headquarters:** 499 NW 70<sup>th</sup> Avenue, Suite 309, Plantation, FL 33317

**Additional Offices:**

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50 East RiverCenter Blvd. Unit 412, Covington, KY 41011

342 North Water Street, Suite 600, Milwaukee, WI 53202