

## TROY

840 West Long Lake Rd.  
Suite 150  
Troy, Michigan 48098  
T: +1.248.267.3319  
O: +1.248.879.2000  
F: +1.248.879.2001

---

## CLEVELAND

Miller Canfield  
200 Public Square  
Suite 2010  
Cleveland, Ohio 44114  
O: +1.216.716.5044  
F: +1.216.716.5043

lesser@millercanfield.com

## Services

### Real Estate

- Commercial Real Estate Finance
- Commercial Real Estate Finance  
Workout, Foreclosure and  
Litigation
- Corporate Real Estate
- Economic Development  
Incentives
- Governmental Entities
- Leasing
- Real Estate Acquisition and  
Disposition
- Real Estate Development

### Financial Services

- C&I and Asset-Based Finance
- Commercial Lending
- Enforcement, Insolvency and  
Litigation
- Receiverships, Real Estate  
Owned and Loan Portfolio  
Acquisitions & Dispositions

## Industries

- Construction
- Financial Institutions

## Education

University of Michigan Law School,



Scott R. Lesser

Principal

Scott is a real estate and finance lawyer who helps his clients resolve their distressed real estate concerns before they develop into true issues. Equally at home behind the negotiating table and in the courtroom, Scott leverages both transactional and litigation solutions to maximize his clients' recoveries.

Real estate falls into distress for a variety of reasons. Scott's knowledge and experience, along with his role as the leader of Miller Canfield's highly experienced Workout Team, help him identify the unique challenges each asset faces, prioritize among them, and tackle them where appropriate. This sets the stage for a smooth workout or foreclosure and, ultimately, disposition. Scott also has extensive experience enforcing springing recourse and other guaranties. In the end, regardless of his client's preferred exit—amicable or contentious—Scott and his team are prepared to assist.

Scott also assists clients issuing loans and entering into real estate transactions in the first place. When involved in these deals, Scott leverages his deep enforcement experience to help clients achieve practical and efficient solutions to complicated structures and impediments.

In addition to representing special servicers, financial institutions, private investors, life companies and other creditors, Scott leverages his real estate litigation experience to help title insurance companies, receivers, property owners, real estate investors involved in ownership disputes, real estate developers and others work through difficult circumstances.

Scott prides himself on guiding his clients with practical solutions and engaging with the broader legal community. Outside of his core work, Scott is a leader in the Michigan State Bar's Real Property Law Section, the American College of Mortgage

**Scott R. Lesser**

---

J.D., 2008

Princeton University, A.B., 2005

**Bar Admissions**

Indiana

Ohio

Michigan

Attorneys, and the American College of Real Estate Lawyers. He also co-authors multiple treatise chapters, including the Michigan Chapter on Receiverships for *Strategies For and Against Distressed Businesses* and the "Foreclosure of Mortgages and Land Contracts: Receiverships" chapter in the *LexisNexis Practice Guide to Michigan Real Estate Litigation*. He is a frequent speaker on distressed asset topics.