



Deborah Yoon Jones

Partner

+1 213 576 1084 | debbie.jones@alston.com

Los Angeles | 350 South Grand Avenue, 51st Floor | Los Angeles, CA 90071

Related Services

Litigation ■ Commercial ■ Financial Services ■ Financial Services Litigation ■ Labor & Employment ■ Real Estate Litigation ■ Oil & Gas ■ Oil & Gas Litigation ■ Education

Deborah (Debbie) Jones is a business litigator whose clients span multiple industries, from higher education and financial services to petroleum, retail, telecommunications, and insurance. Debbie has represented clients in real estate disputes and on behalf of landlords, developers, and real estate agents in broker/agent commissions disputes, foreclosures, leasing disputes, and easements. Her experience handling commercial disputes in California state and federal courts covers the gamut of business issues both pre-litigation and through trial in matters involving general business concerns, unfair debt collection issues (FDCPA, FCRA, Rosenthal Act), and franchise matters involving the Petroleum Marketing Practices Act (PMPA).

On a national scale, Debbie represents companies with higher-education-related claims and employment issues involving allegations of wrongful termination based on racial, gender, and age discrimination, retaliation, and harassment. She has also handled union grievances and advised on labor disputes.

Since 2015, she has served as the partner in charge of the firm's mentoring program (she won the firm's first Mentor of the Year Award in 2009) and facilitates the career development of the firm's associates with a focus on the mentoring and retention of diverse attorneys. She is responsible for the annual launch of the firm's senior associate coaching program. Debbie is involved with Corporate Counsel Women of Color and the California Minority Counsel Program and is dedicated to assisting women and diverse attorneys achieve their goals.

Representative Experience

Commercial

- Representing and counseling higher education clients on consumer issues throughout the country regarding contract, consumer protection, and fraud-based claims, including against mass arbitrations.
- Representing businesses in multiple investigations and high-risk government enforcement actions in California and Washington for alleged violations of various consumer protection statutes.
- Representing and advising a major petroleum company in complex franchise disputes involving the Petroleum Marketing Practices Act (PMPA), miscellaneous real estate disputes, and general marketing and advertising issues with branded gasoline stations and mini-market convenience stores in states west of the Rockies.
- Represented a department store chain in a consumer protection action and defeated injunctive relief sought by the government.

Financial Services and Real Estate

- Represented a credit union in a dispute involving consumer claims and health code violations brought by the city of Santa Maria, CA, against a borrower.
- Represented a major financial institution on more than 35 concurrently pending cases concerning the Fair Debt Collection Practices Act, Rosenthal Act, and other unfair debt collection laws.
- Represented a major institutional lender in litigation in California and Texas concerning a multimillion-dollar CMBS loan secured by an office building in Dallas.
- Represented one of the largest bank-affiliated equipment leasing and finance companies in the enforcement and collection of various equipment, electronics, and other security.
- Assisted a major institutional lender with a defaulted \$19 million loan secured by retail property in Claremont, CA.
- Represented a major lender in an \$85 million loan secured by retail property in Orange County, CA and assisted in its sale by the receiver to a third party.
- Handled out-of-state matters concerning defaulted residential loans and home equity lines of credit. Obtained summary judgment on behalf of a lender in Maryland. Negotiated payment by an escrow agent for the entire loan amount for the agent's failures pertaining to the deed of trust. Defended a wrongful foreclosure action and negotiated full payment.
- Represented a receiver in a lender/borrower dispute concerning commercial real property in Westwood, CA.
- Represented the borrower on a defaulted loan on retail property in California and obtained summary judgment on behalf of the borrower.
- Represented a landlord of commercial property in unlawful detainer proceedings that resulted in the full payment of past-due rent and the eviction of the tenant.
- Represented a home builder in actions brought by prospective and actual purchasers of homes based on purchase sale agreement disputes.
- Represented the landlord of an industrial property concerning an unauthorized occupant and defaulting tenant.

Oil & Gas

- Counseled a major petroleum company on commercial issues ranging from franchise operations and store systems procedures to real estate claims for hundreds of gasoline service stations and convenience stores in California and Washington.
- Defended a major petroleum company against a gasoline station owner in a breach of contract action in San Diego Superior Court after a three-day bench trial.
- Obtained summary judgment on behalf of a major petroleum company on PMPA and price-fixing claims.
- Defeated numerous preliminary injunction and temporary restraining order (TRO) motions on behalf of a major petroleum company in gasoline franchise terminations. One such success resulted in the closing of six stations run by one franchisee. Successes also include the dissolution of TROs granted by the court.
- Obtained a TRO and preliminary injunction against a gasoline station owner infringing on the trademarks and service marks of a client.

Publications & Presentations

Publications

- “Navigating a Pandemic with Tweens and Teens,” *American Bar Association*, February 25, 2022.
- “Commercial Mortgage Foreclosure (CA),” *The Practical Guidance Journal*, LexisNexis, February 2021.
- “Sick Leave Management (CA),” *The Practical Guidance Journal*, LexisNexis, December 2020.
- “Discovery in Single-Plaintiff Employment Discrimination Cases (CA),” *The Practical Guidance Journal*, LexisNexis, Fall 2020.
- “Force Majeure Clauses in the Face of COVID-19: Commercial Leasing Guidance (CA),” *Lexis Practice Advisor*, Lexis Nexis, April 2020.
- “Drug and Alcohol Use, Testing, and Accommodation: Key Employment Law Issues,” *Lexis Practice Advisor*, Lexis Nexis, March 2020.
- “A Guide to E-Discovery in Calif. Employment Bias Cases,” *Law360*, October 29, 2019.
- “Discovery in Single-Plaintiff Employment Discrimination Cases (CA),” *Lexis Practice Advisor*, Lexis Nexis, June 2019.

Presentations

- “Legal Ethics Gameshow,” 2024 CMCP CA MCLE Marathon, California Minority Counsel Program, webinar, January 23, 2024.
- “Legal Ethics Game Show: Government Investigations Edition,” 2022 CMCP “In Session”: A Virtual Series to Acquire MCLE Credits and Network by Practice Area, webinar

Professional & Community Engagement

- Los Angeles County Bar Association
- American Bar Association
- Center for the Pacific Asian Family, board (second term)
- Sojourn Services for Battered Women and Their Children, Alumni Board
- Asian Business League of Southern California, former president

Education

- Georgetown University (J.D., 1995)
- University of California, Irvine (B.A., 1992)

Admitted to Practice

- California