

Deborah Yoon Jones

PRINCIPAL

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Deborah (“Debbie”) Jones is an experienced trial attorney and commercial litigator working with diverse clientele across various industries. With extensive experience in California state and federal courts, Debbie addresses a broad spectrum of business concerns, from pre-litigation through trial, including issues related to business operations, unfair competition, consumer protection, debt collection and high-stakes environmental toxic torts.

She has a significant amount of experience handling real estate disputes, representing landlords, tenants, developers and real estate agents in matters such as broker/agent commission disputes, foreclosures, leasing issues, easements, nuisance claims, eminent domain and ADA access issues.

She also excels in mass arbitration with both the American Arbitration Association (AAA) and Judicial Arbitration and Mediation Services (JAMS) and has experience resolving putative class actions, specifically as they pertain to consumer protection and data breach claims. Debbie also has years of experience handling franchise termination issues including those related to the Petroleum Marketing Practices Act, labor and employment claims, and products liability matters.

Education

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

Bar Admissions

- California

Memberships

- *Law360* California Editorial Board, 2025
- Los Angeles County Bar Association
- American Bar Association
- Center for the Pacific Asian Family, Board Member, 2019-Present

Capabilities

- Commercial Litigation
- Litigation
- Real Estate Litigation

- Corporate Counsel Women of Color
- California Minority Counsel Program
- Sojourn Services for Battered Women and Their Children, Alumni Board
- Asian Business League of Southern California, former president

Recognition

- Named "Most Influential Women Lawyer" by *Los Angeles Business Journal*, 2019

Matters

- Representing a chemical manufacturer in a 25-year-old environmental contamination action brought by a government entity involving multiple locations which are being tried site-by-site. Tried two locations to success which resulted in a 2022 verdict that did not include an award of punitive damages or attorney's fees and a 2023 complete defense verdict which was named as one of the top 10 defense verdicts in the state of California.

Commercial

- Representing a retail clothing company against false advertising claims relating to online advertisement pricing claims.
- Secured voluntary dismissal for a financial institution in a Gripe Law action.
- Obtained successful resolution for food and beverage company (with branded fast food retail restaurants) against ERISA, labor, and breach of contract claims brought by a former independent contractor. Provide general advice for same company.
- Acting as a relationship partner for companies in matters relating to privacy and consumer class action claims.
- Representing and counseling higher education clients on consumer issues throughout the country regarding contract, consumer protection, fraud-based claims, and the Borrower Defense to Repayment process. Also represented a for-profit institution in mass arbitration proceedings.
- Represented businesses in multiple investigations and high-risk government enforcement actions in California and Washington for alleged violations of various consumer protection statutes.
- Represented and advised 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 large retail chain in a consumer protection action and defeated injunctive relief sought by the government.

Financial Services and Real Estate

- Representing a global logistics freight and delivery company regarding commercial real estate landlord and tenant issues.
- Representing a credit union in claims brought by their landlord pertaining to end-of-lease contractual obligations and breach allegations.
- Representing a beverage distribution company and trust company in eminent domain proceedings.
- 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.