



Jennifer L. Williams Counsel

3425 Brookside Road | Suite A
Stockton, CA 95219

209.472.3918 | Direct
jwilliams@downeybrand.com

Practice Areas

Appellate & Writ Practice | Complex Business Litigation | Construction Litigation | Eminent Domain & Inverse Condemnation | Real Property & Land Use Litigation

Regional public entities, businesses, sole proprietorships, and individuals have benefited from Jenny Williams's legal counsel. In today's challenging economic climate, an increase in case filings have reduced the court's availability to hear oral arguments and resulted in significant delays in obtaining trial dates.

Jenny recognizes that cases are often won or lost on the written briefs submitted to the court. Clients have come to rely on Jenny for presenting their case in the most succinct and compelling manner in both federal and state courts.

Jenny focuses on construction, real property litigation, and eminent domain and condemnation litigation. She's assisted in no less than half a dozen jury and court trials resulting in favorable verdicts, and has extensive experience collecting the judgments she's helped clients obtain. Jenny's work has spanned all phases of the litigation process, from pre-lawsuit demands to post-judgment appeals.

Experience

Business Litigation Experience

- Assisted with defense of one of 50 largest supermarket chains in nation in lawsuit with media entertainment company regarding sponsorship of weekend cooking show. Drafted and argued successful motion in limine dismissing claim for \$3.8 million in damages. Jury returned verdict for supermarket chain after two-week jury trial. Acted as second chair during trial.
- Assisted with defense of local car dealership in lawsuit by buyer to rescind purchase agreement for vehicle. Drafted discovery that revealed buyer was illegally in country and used false social security number in order to obtain financing to purchase car. Case favorably settled before trial.
- Assisted various corporate and individual clients with collection of judgments, including bank levies, wage garnishments, keeper levies, rent levies, and seizure and sale of personal property, such as

vehicles, boats, and airplanes.

Construction Experience

- Assisted with representation of regional developer to collect money owed for construction of two custom homes. Jury returned verdict for developer after three-week trial finding owners fraudulently conveyed homes to straw purchasers to avoid paying mechanic's liens recorded against properties. Jury awarded developer \$325,000 for work performed plus \$160,000 in punitive damages. Acted as second chair during trial.
- Assisted with defense of one of largest engineering firms in Northern California in construction defect lawsuit. Case settled with client paying less than 10% of amount sought by homeowners.
- Assisted with representation of regional concrete and plumbing subcontractors to recover for work performed on various public and private construction projects. Subcontractors obtained favorable settlements for 70% or more of amounts demanded in lawsuits.

Eminent Domain & Condemnation Experience

- Represented regional flood control agency in massive levee construction project. Work included drafting right of entry and possession and use agreements with landowners, drafting and revising grant deeds and easement deeds, reviewing chain-of-title reports and clearing title issues, drafting pre-condemnation notices and resolutions of necessity, making presentations to the governing board for adoption of resolutions of necessity, and drafting complaints, motions for possession, and other litigation pleadings.
- Represented city in eminent domain proceedings to acquire property for expansion of wastewater treatment plant. Property was improved with a telecommunications facility, chain of title issues existed, and one of the purported owners filed bankruptcy. Work included reviewing chain-of-title reports and clearing title issues, drafting pre-condemnation notices and resolutions of necessity, drafting complaints, motion to bifurcate trial, and other litigation pleadings.
- Represented private landowners during acquisition for a road widening project. Property was in escrow to a third party buyer. Work included negotiating with the public agency regarding the purchase, drafting and revising purchase documents and deeds, and drafting disclosures to the new buyer.
- Assisted with representation of a public agency sued for inverse condemnation in connection with a road widening project. Work included drafting pleadings and discovery, identifying and retaining experts, and preparing settlement agreement.

Real Property Litigation Experience

- Assisted with representation of junior lienholder to set aside foreclosure by senior lienholder. Jury

awarded junior lienholder more than \$700,000 in damages for loss of security in property plus \$57,500 in punitive damages against foreclosure company for fraud.

- Assisted with defense of landowners in family dispute regarding ownership of property. Court returned verdict for landowners after three-day trial. Acted as second chair for trial.
- Assisted with defense of tenant in unlawful detainer lawsuit by landlord to recover rent allegedly due under lease agreement. Court dismissed lawsuit and entered judgment for tenant for nearly \$14,000.

Corporate Dissolution & Shareholder Litigation

- Assisted with defense of former director and shareholder of closely-held corporation in lawsuit seeking to hold director liable for \$480,000 as alter ego company. Court returned verdict for director after two-week trial. Acted as second chair for trial. Drafted successful motion to recover more than \$200,000 in attorney's fees for director.
- Assisted with defense of directors and majority shareholders in derivative lawsuit brought by minority shareholders alleging millions of dollars in corporate abuses. Case settled shortly before trial with minority shareholders recovering nothing and issuing formal statement to all shareholders that allegations of lawsuit were false.

Appellate Experience

- Drafted successful appellate brief in California Court of Appeal for Fifth Appellate District affirming denial of motion to compel arbitration based on provision in partnership agreement. California Supreme Court denied review of appellate court's decision.
- Drafted petition for writ of mandate in California Court of Appeal for Sixth Appellate District based on exculpatory provision in construction contract. Case settled favorably before appellate court ruling.

Professional & Community Service

- San Joaquin County Bar Association, 2008-present
- San Joaquin County Emergency Food Bank, Board of Directors, 2012-2017
- Consuelo M. Callahan Inn of Court, 2012-2017
- California Lawyers Association, Litigation Section
- *McGeorge Law Review*, Chief Legislation Editor, 2007-2008
- *McGeorge Law Review*, Legislative Staff Writer, 2006-2007

Education

- J.D., with great distinction, University of the Pacific, McGeorge School of Law, 2008
- B.A., *summa cum laude*, Notre Dame de Namur University, 2005
- A.A., Sacramento City College, 2003

Honors & Rankings

- *Sacramento Magazine*, Top Lawyer, General Litigation, Eminent Domain, 2016, 2019-2021
- Externship, Judge Frank C. Damrell, Jr., United States District Court, Eastern District of California, 2008
- Order of the Coif

Publications

- *Grave Disturbances: Been Digging Lately?*, Author, 37 McGeorge Law Review 299, 2007