

Elizabeth M. Roberts, Esq.



Internal General Counsel / Senior Program Director providing legal and program support to a quasi-governmental agency with an independent board which leverages public and philanthropic funding, as well as revenue from property sales, to return non-revenue producing, non-tax-producing, abandoned, vacant, and neglected residential and commercial property back to productive status one house, one street at a time.

#### WORK EXPERIENCE

**Fulton County / City of Atlanta Land Bank Authority, d/b/a, Metro Atlanta Land Bank**

**Internal General Counsel / Senior Program Director**

**Atlanta, Georgia US**

**10/21 – Present**

Report to Christopher Norman, Executive Director

#### **Internal General Counsel / Senior Program Director**

Internal General Counsel / Senior Program Director provides program assistance and legal counsel regarding government enforcement investigations and actions, legal support for HR and employment, managing in-house teams and outside counsel, technology, records management, open records requests, legal staff projects. Experienced in representing governmental clients on multimillion dollar transactions, representation at tax sales/auctions, draft original loan and transfer documents, negotiated terms and transaction structure with opposing counsel, drafted/negotiated Attorney Opinion Letters regarding title status, work-out and short-sale negotiations, management of parties and lenders, and completion of transactions.

**Office of the County Attorney, Fulton County**

**Atlanta, Georgia US**

**7/16 – 10/21**

Report to Kaye Woodard Burwell, Interim Fulton County Attorney

#### **Senior Assistant County Attorney**

**5/19 – 10/21**

Office of the Fulton County Attorney, Attorney assigned to Risk Management and Revenue Enhancement Division tasked with litigation responsibilities relating to Tax Sales, Quiet title, Condemnation, Common Fund, Money Rule and Declaratory Judgement actions.

Director of the Revenue Enhancement Team which provides counsel and assistance to the Sheriff, Tax Commissioner and Marshall, in their capacities as collection agents for taxes and/or judicially ordered foreclosures. This team handles both litigation and transactional matters. Reporting to this position are 4 attorneys, one paralegal, one administrative assistant, and ten independent law firms. In 2020, the Revenue Enhancement team received 344 new cases concerning Fulton County's tax interest and continued over 500 matters. All matters were resolved favorably to Fulton County in accordance with

established law. This team also oversees the administrative disbursement of excess funds that were found, after due diligence, to be due to property owners, lenders or other lien holders. In 2020, the Revenue Enhancement Team caused \$13,300,317.96 be placed in the registry of Fulton County Clerk's Authority for disbursement to prior owners, debt holders, and other Fulton County partners and agencies.

**Assistant County Attorney, III**

**7/16 – 5/19**

Staff Attorney assigned to the Risk Management and Revenue Enhancement Division, to serve as Counsel for the Fulton County Sheriff and the Fulton County Tax Commissioner. Litigation experience includes pleading and defending tax sales, quiet title and reformation actions, interpleader actions, common fund cases and declaratory judgement actions. Extensive experience in title review and clearance gained while representing commercial and residential lending institutions. Experience in the following: residential and commercial foreclosure titles; ground lease title review; mobile home title clearance and correction; bankruptcy title matters; boundary line and party wall disputes; and tax sale titles.

**City of Atlanta, Office of the Solicitor  
Atlanta, Georgia US**

**1/14 – 7/16**

Report to Raines Carter, City Solicitor

**Senior Assistant Solicitor**

Solicitor assigned to the Housing Specialty Court with responsibilities that included prosecution of code enforcement, public works, and watershed management violations. These include city code violation cases associated with Housing, Fire, Commercial Maintenance, and Zoning. Such cases include charges related to open and vacant buildings, highly hazardous living conditions, erosion control, stream buffer violations, junked cars improperly located on premises, operating a business without a license, or unsanitary living conditions. General criminal matters include non-felony offenses such as public intoxication, lewd and lascivious public behavior, driving offenses, and minor drug offenses.

Solicitor for Judicial In Rem actions against real property for code violations in the City of Atlanta. Such plead actions allow the City of Atlanta to conduct hearings and obtain judgments which are in super priority lien status over other liens and deeds to secure debt. These super priority liens are certified to the Fulton County Tax Commissioner for sale or collection.

**Troutman Sanders, LLC.  
Atlanta, Georgia US**

**4/12 – 1/14**

Report to William Ellis, Library Manager and James Addison, Real Estate  
Transaction Partner

**Research Attorney**

Title attorney assigned to the Commercial Real Estate Finance group with responsibilities that included commercial title and survey review, non-litigation solutions for real property title blemishes and failures, forensic title review and acted as title expert for Atlanta Volunteer Lawyer Foundation. Research librarian with firm wide researching responsibilities in the following areas: corporate and securities

research, patent, litigation and business intelligence and extensive reference and research services for attorneys.

**Weissman Law f/k/a/ Weissman Nowack Curry & Wilco, P.C.**  
**Atlanta, Georgia US** **4/11 – 4/12**

Report to John Horne, Partner.

**Associate Attorney**

Attorney member of the Commercial Real Estate Group with responsibilities that included commercial and residential real estate transactions. Experienced in representing institutional and governmental clients on multimillion dollar transactions, lender/owner representation at auctions, drafted original loan documents, negotiated terms and transaction structure with opposing counsel, drafted Attorney Opinion Letters regarding title status, work-out and short-sale negotiations, management of parties and lenders, and completion of transactions. Other transaction responsibilities included conventional client development.

Litigation responsibilities as associate included drafting, filing and/or appearing at the following: foreclosure sales, County commission hearings for zoning variance applications, eviction proceedings and bankruptcy hearings.

**Yoss, LLC f/k/a Adorno & Yoss, LLC.**  
**Atlanta, Georgia US** **7/10 – 4/11**

Report to John Horne, Managing Partner, and Steve Ginsburg, Partner.

**Associate Attorney**

Attorney member of the Litigation and Financial Institutions Practice Groups (FIPG) whose responsibilities included civil and commercial litigation representation of corporations and financial institutions in connection with commercial real estate litigation. Experienced with drafting, filing and/or appearing at the following; foreclosure sales, special master proceedings for quiet title actions, and County Commission hearings for zoning variance applications. Other litigation experience in file review for mortgage fraud and defense against wrongful foreclosure actions.

Transaction responsibilities included; Department Director for Fannie Mae (FNMA) REO Division tasked with hiring and training new staff, improving client relations, and closing transactions per FNMA guidelines (all Georgia and Florida titles cleared to FHA standards). Other transaction responsibilities included conventional client development while conducting commercial and residential real estate transactions. Experience drafting original loan documents, negotiating terms, structuring transactions, work-out and short-sale negotiations, and management of parties, lenders, and third-party title agents/companies.

**Nelson Mullins Riley & Scarborough, LLP**  
**Atlanta, Georgia US** **7/07 – 6/10**

Report to Kenneth Millwood, Managing Partner

## **Title Attorney**

Title associate with responsibilities that included assisting with litigation defense of a national title company and title policies. Conducted commercial and residential real estate closings, advised and pursued title curative measures avoiding litigation for title blemishes and failures.

Clients include National Title Corporations, Community Housing Development Organizations (CHDOs), Housing investment partnerships, County Governments, for-profit builders, and community and national lenders.

**Flanagan & Ireland, LLC**  
**Atlanta, Georgia US**

**10/02 – 1/08**

## **Title Attorney for Shamrock Title, Inc.**

Residential and commercial closing attorney, Title examiner and marketing representative for Shamrock Title Corporation.

Responsibilities included conducting closings, residential, commercial lender, and developer survey and title review (A&D). Timely commitment production and title policy issuance, prompt communication with parties regarding title and transaction status, drafted residential and commercial closing statements. Clearance experience includes; removing title clouds, resolving encumbrances or encroachments, and removal of judgment liens and stale mortgages.

Departmental responsibilities include marketing Title Corporation services to outside lenders and developers.

### Attorney for Commercial Bank and Lender Representation

Represented local banks and lenders in financing the acquisition, development and construction of numerous real estate projects and developments throughout Atlanta.

Decatur First Bank, Decatur, Madison, Lake Oconee Georgia, Commercial Lending, Acquisition, and Development Divisions;

Brookhaven Bank, IO, Atlanta, Georgia, Commercial Lending, Acquisition, and Development Divisions;

Branch Banking & Trust (BB&T), Decatur, Georgia, Commercial and Residential Lending;

United Americus Bank, Atlanta, Georgia, Commercial Realty and Business Loans.

### Attorney for Commercial Builder Representation

Represented real estate developers and local builders with acquisition, development and sale of residential and commercial projects. Experience developing mixed use projects that combine office and retail uses with high-density residential condos and town homes.

KBC Constructors, Inc., Lynwood Park & Ashford Park Atlanta, Georgia;

Homeworks Construction, Lynwood Park & Ashford Park Atlanta, Georgia;

Tim Allen Homes, Lynwood Park, East Atlanta, Ashford Park Atlanta, Georgia;

Duel Star Properties, LLC, East Atlanta & Ormewood Park Atlanta, Georgia;

Global Professionals Development, Inc, Atlanta, Georgia - Mixed-use Development, Dominic's Villas;

Neighborhood Stimulators, Atlanta, Georgia;  
Watershed Development, LLC, Atlanta, Georgia;  
Dovetail Construction Co., Inc., Atlanta, Georgia;  
Segway Properties, Inc., Decatur, Georgia;  
Metropolitan Home Builders, Inc., Atlanta, Georgia;  
Charles W. McKinney, Inc., Atlanta, Georgia.

## EDUCATION

Cumberland School of Law, Birmingham, Alabama J.D.  
Clark Atlanta University, Atlanta, Georgia M.S.L.S.  
Stetson University DeLand, Florida B.A.

## HONOR AND AWARDS

2022 Atlanta Urban Design Commission Design Awards - Fulton County Lewis R. Slaton Courthouse Renovation  
2017 United States, Department of Justice, Attorney's Award Recipient  
2016 Certificate of Appreciation, Office of the City Solicitor, City of Atlanta  
2015 Faculty Gary Christy Memorial ICLE Georgia Trial Skills  
2014 Winner of the Gary Christy Memorial ICLE Georgia Trial Skills Clinic Scholarship  
2013 Atlanta Volunteer Lawyer Foundation & Atlanta Bar Association, Excellence in Pro Bono Service

## PUBLICATIONS

Patrise Perkins-Hooker & Elizabeth Roberts, *Commercial Appraisal and Taxation of Commercial Properties*, ICLE Commercial Real Estate Materials, presented on November 2, 2016.  
Elizabeth M. Roberts, *Has Your Contractor Trespassed?* Spring Issue, Weissman Nowack: Developments in Real Estate (2012).

## WORKING MEMOS

*Chilling the bid and multi-parcel foreclosure* - Analysis of Georgia Foreclosure Law, Spring 2013.  
*Ground lease law in Georgia* – Case review update, Fall 2012.  
*Transfer of commercial field office trailers* – Fall 2012.  
*How to bond for liens in Fulton County, Georgia* – Spring 2013.  
*Georgia Encroachment and party wall easements: a commercial building on a multi-parcel ground lease* – Fall 2012.  
*Easements and common party walls: How to avoid partition* – Fall 2012.  
*Texas law of partition and ground leasing: Commercial buildings and multi parcel coverage* – Spring 2013.  
*Case review of wrongful foreclosure in Georgia* – Fall 2012.

## COMMITTEES

**Atlanta Volunteer Lawyer Foundation, Past Committee Member** – Draft of Model Foreclosure Mediation Program with members of Atlanta Volunteer Lawyers Foundation and JAMS for review by United States District Court, Northern District, Hon. Chief Judge J. E. Carnes.

**Greater Valley Brook Road Civic Association** - Founding Member and Past Member at Large.

**American Tiny House Association** – Past Treasurer, Past General Member.

**Georgia Tiny House Association** – Past General Member.

**DeKalb Cross Neighborhoods Committee** – Member.