

MORRIS RUSSELL

MORRIS, RUSSELL, EAGLE & WORLEY, PLLC

Benjamin L. Worley

Partner

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Ben Worley has extensive practice in complex commercial, construction and consumer litigation, collections, tort defense, commercial evictions, financial litigation, wrongful death claims and alternative dispute resolution. He is also a certified mediator in the State of North Carolina. His practice includes claims of all sizes, from deficiency actions for lenders to commercial construction projects. Mr. Worley serves a variety of clients, such as:

- Developers
- Construction companies
- Landlords
- Individual owners of real estate
- Financial institutions
- Manufacturers

Practice Areas:

Commercial Litigation
Construction Litigation
Collections
Tort Defense
Consumer Litigation
Personal Injury Claims
Financial Litigation
Commercial Evictions
Alternative Dispute Resolution

ADMISSIONS:

North Carolina

MEMBERSHIPS:

Wake County Bar Association
North Carolina Bar Association

EDUCATION:

Wake Forest University, B.A. Psychology, cum laude
University of North Carolina, J.D.

REPRESENTATIVE TRANSACTIONS:

- Obtained summary judgment for \$5.4 million dollars against debtor and guarantor on behalf of lender due to deficiency after foreclosure sale.
- Settled potential \$180,000.00 claim against developer by purchaser for less than 20% of damages claimed after completion of discovery and prior to summary judgment.
- Negotiated settlement of claim against client for over \$800,000.00 related to a promissory note that resulted in payments of less than \$125,000.00.

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- Negotiated settlement of \$150,000.00 claim against general contractor by tenant for less than 5% of amount demanded by tenant.
- Obtained summary judgment for over \$800,000.00 dollars against debtor and co-guarantors on behalf of lender due pursuant to claim for breach of contract on equipment loan.
- Obtained summary judgment against a developer on behalf of lender that forced developer to dismiss counterclaims and settle lawsuit prior to order being entered.
- Settled potential \$1.2 million dollar claim against developers by investor for payments of less than 5% of total amount of damage claimed by investor.
- Negotiated settlement of claims between owners of building company that resolved claims between owners and claims made by various lenders against owners for guaranties related to underwater loans and deeds of trust valued at over \$600,000.00.
- Completed eviction and collection of past due and future rent in amount of \$60,000.00 from tenants on behalf of commercial landlord.
- Obtained judgment after bench trial on behalf of lender against builder and guarantors on claim for deficiency after foreclosure.
- Obtained payment for subcontractor on claim against condominium owner's association and over 25 condominium owners after placing liens on all relevant properties.
- Obtained payment for subcontractor from builder and title company after builder failed to pay subcontractor for work done on 15 different homes.
- Negotiated settlement through bankruptcy court on behalf of subcontractor who was owed money by commercial general contractor who filed for bankruptcy.