MILLER STARR REGALIA

JANUARY 2, 2025

Miller Starr Regalia Elevates Litigation Attorneys James Swearingen and Nick Ma to Shareholder

Related Lawyers: **James Swearingen**, **Nicholas Ma**

Related Practices: **Commercial & Business Litigation**, **Construction Claims & Litigation**, **Land Use - Litigation**

Miller Starr Regalia (MSR), a preeminent California real estate and land use firm for more than 60 years, announced today the promotion of litigation attorneys James Swearingen and Nick Ma to shareholder.

“Nick and James have made countless contributions to the firm in the years since they joined the firm. Their peers and our clients all benefit from their knowledge and skills,” said Brian Shaffer, chair of MSR’s Litigation Department. “We’re proud to have them in our litigation group, and we look forward to their continued success over the coming years.”

Swearingen represents and advises clients on real estate and complex commercial litigation matters with an emphasis on disputes involving commercial leases, eminent domain/inverse condemnation, complex construction, easement rights, non-disclosure/broker liability, and partnership/corporate governance. He has represented clients ranging from individuals to Fortune 500 companies in all phases of litigation in federal and state courts, from initial pleadings and through mediation, arbitration, trial, and appeals.

Ma has significant experience representing clients in a wide range of litigation, including disputes involving the purchase and sale of commercial property, easement rights, real estate investment and financing, and commercial leases. He represents clients from a variety of backgrounds and industries, including commercial landlords and tenants, real estate developers, lenders, public entities, tech companies, construction companies, and agricultural landowners.

“James and Nick have proven to be reliable partners to their colleagues and trusted advisors to the firm’s clients.” said Ella K. Gower, MSR’s Managing Shareholder. “I am pleased and proud to welcome them as shareholders.”

MSR's Litigation Department represents Fortune 500 companies, governmental agencies, developers, homebuilders, financial institutions, title insurers, property owners and managers, retailers, media companies, manufacturers, REITs and smaller companies in a variety of matters related to business, real property, commercial, environmental, construction and insurance-related disputes.

Miller Starr Regalia

Miller Starr Regalia has been widely recognized as a leading real estate law firm for more than sixty-years. For nearly all that time, our firm has written Miller & Starr, California Real Estate 4th, a 12-volume treatise on California real estate law. We call it “the Book.” The Book is the most-widely used and judicially-recognized real estate treatise in California and is cited by practicing attorneys and courts throughout the state. Our firm has experience in all real property matters, including full-service litigation and dispute resolution services, transactions, acquisitions, dispositions, leasing, common interest development, construction, management, title insurance, environmental law, and land use. For more information, visit www.msrlegal.com.

© 2026 Miller Starr Regalia. All Rights Reserved. Attorney Advertising.