



**MILLER STARR  
REGALIA**

# Scott Shepard

Shareholder



📍 Walnut Creek, CA  
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## PRACTICE AREAS

Commercial & Business Litigation  
Commercial Lease Disputes  
Commercial Claims and Litigation  
Land Disputes, Easements & Lien  
Priority Claims  
Title Insurance

Scott is a shareholder at Miller Starr Regalia, and his litigation practice involves construction law, product liability, title insurance, easements, landlord/tenant and creditor's rights in bankruptcy. He has tried numerous cases to verdict and has also represented clients in arbitrations and mediations.

Scott Shepard is a litigation shareholder in Miller Starr Regalia's Walnut Creek office. With substantial experience representing clients in business and real estate litigation matters, Scott excels at matters involving construction law, construction defects, product liability, foreclosure and real property security, receiverships, title insurance and escrow, and commercial and residential unlawful detainer actions. He also has a focus in easement and boundary disputes, including prescriptive easements, nuisance and trespass actions, hunting rights and obligations, appraiser negligence, and real estate sales disclosure duties. Scott represents creditors in bankruptcy matters, including seeking relief from stay and trial of proofs of claim.

His clients include wood products manufacturers, financial institutions, contractors, corporations, building owners, property owners, academic institutions, and bankruptcy creditors.

During his 28 years with the firm, Scott has tried cases, both jury and non-jury, to verdict. Scott has also successfully handled several arbitrations and numerous mediations for a wide range of clients.

## EDUCATION

J.D., University of California, Berkeley, School of Law (1990)

- *Ecology Law Quarterly*

B.A., *magna cum laude*, University of California, Davis (1986)

- Phi Kappa Phi Honor Society

## ASSOCIATIONS

Big Brothers Big Sisters

- Of the East Bay - Former Board Member
- Of the San Francisco Bay Area - Former Founder's Council

Building Industry Association



**MILLER STARR  
REGALIA**

Building Owners and Managers Association, Oakland/East Bay Chapter

California Building Industry Association - Former Member, Legal Action Committee

Miramonte High School (Orinda) Boosters Club - Former Board of Directors

### **AWARDS & RECOGNITION**

Martindale-Hubbell - AV Preeminent Rating (2005-2018)

### **PUBLICATIONS**

"Courts Do Not Have the Power to Terminate an Express Road and Utilities Easement Based on a Finding They May Not Be Necessary," *Miller Starr Regalia* Article, January 30, 2013

"California Homeowner Bill of Rights," *Miller Starr Regalia* Article, October 3, 2012

"What Is In A Name? It may not matter as much as you think if you are an individually licensed contractor," *The State Bar of California Real Property Law Section* Article, September 15, 2011

Chapter 13, "Homesteads and the Automatic Residential Exemption," *Miller & Starr, California Real Estate 3d* (co-authored with Karl Geier)

Chapter 18, "Escheat," *Miller & Starr, California Real Estate 3d* (author)

Chapter 9, "Estates, Restraints; Perpetuities," *Miller & Starr, California Real Estate 3d* (supplement)

### **COURT ADMISSIONS**

U.S. Court of Appeals, Ninth Circuit

U.S. Bankruptcy Court, Northern, Eastern, and Central Districts of California

U.S. District Court, Northern, Eastern, and Central Districts of California