



Michael S. DeLeo

Partner

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Practice Emphasis

Arbitration and Mediation

Bankruptcy & Creditors' Rights

Construction Law

About Michael

Mike DeLeo is a Bellevue-based commercial mediator, arbitrator, and trial attorney with nearly 30 years of experience resolving complex business disputes across Washington and the Pacific Northwest. Recognized as a Super Lawyer in Alternative Dispute Resolution and holding Martindale-Hubbell's AV Preeminent rating, he has represented clients in a broad range of high-value matters, including construction litigation, personal injury claims, bankruptcy disputes, and creditor rights cases.

Mike has been involved in some of the largest construction disputes in Washington State and is trusted by clients for his ability to evaluate case value, understand trial strategy, and guide parties toward efficient resolution. His background as both a litigator and neutral provides practical insight into how disputes are decided and settled.

His practice focuses on high-stakes commercial litigation and dispute resolution involving banking, financial institutions, construction, and insurance defense. With deep roots in Washington's legal and business communities, Mike brings a strong understanding of the regional market and its evolving legal landscape.

In addition to his litigation and mediation work, Mike serves as a Subchapter V Chapter 11 Bankruptcy Trustee, appointed by the U.S. Department of Justice. He regularly advises on banking law, creditor rights, and regulatory matters, including licensing issues in the construction industry. He also maintains a long-standing track record representing clients in complex insurance defense matters.

Mike remains actively engaged in the continued growth of Bellevue, Seattle, and surrounding communities, helping clients resolve disputes, protect their interests, and achieve practical, results-driven outcomes.

Mediation and Arbitration

In addition to his legal practice, Mike is a Straus Institute for Dispute Resolution trained mediator. He serves as both an arbitrator and a mediator. Mike has successfully mediated several exceedingly complex cases, including convoluted business matters, difficult partnership disputes, complicated consumer claims, bankruptcy disputes, and many property damage and personal injury claims (some of which involve confounding insurance coverage issues).

- > Panel Mediator and Executive Committee Chair, for the Honorable Thomas T. Glover Bankruptcy Mediation program
- > Panel Arbitrator for Pierce, King, and Snohomish Counties for nearly 10 years
- > Straus Institute for Dispute Resolution, Pepperdine's Caruso School of Law, Mediating the Litigated Case, completed October 2020
- > Pierce County Pro Tem settlement judge, appointed 2021
- > U.S. Department of Justice, Office of the United States Trustee appointed Subchapter V small business bankruptcy trustee (the paramount role of the Sub V trustee is mediating a plan of reorganization between the small business debtor and its creditors)

Mike is a Certified Mediator for bankruptcy matters, and also a panel arbitrator in King, Pierce and Snohomish Counties.

Banking and Creditors' Rights

Mike represents banks and other financial institution clients in federal, state, and bankruptcy courts. He provides strategic business advice and general counseling covering a wide variety of issues. Mike has represented some of the world's largest institutional lenders, regional banks, and numerous private lenders. The broad range of work he provides includes:

- > Loan documentation
- > Loan workouts
- > Litigation
- > Collection actions
- > Defense of avoidance actions
- > Wrongful foreclosure defense
- > Bankruptcy matters
- > Receiverships
- > Attorney for Receiver
- > Regulatory issues
- > Commercial Bankruptcy Trustee

Construction Law

As the fastest growing state in the nation – for a second consecutive year – Washington's construction market is like no other; and for almost three decades Mike has remained a solid presence in the industry. His work includes representing one of the largest building and construction supply companies in the world. He has truly done it all. Mike advises and represents owners, contractors, subcontractors, suppliers, developers, and professionals (architects-engineers) with business-related issues, and also litigates and arbitrates on their behalf. He is a committed advocate for his clients, working tirelessly to seek quick and effective resolutions. When conflicts cannot be resolved outside the courtroom, Mike is fully prepared to represent clients in trial. His work in this area includes:

- > Development and drafting of contracts
- > Defending defective design and workmanship claims
- > Payment and delay disputes
- > Purchase and supply agreements
- > Bid stage issues
- > Bond releases
- > Construction lien and public works claims

Education

- > J.D., Seattle University School of Law, 1992
- > B.A., University of Washington, 1989

Bar Admissions

- > State Courts of Washington
- > State Courts of Oregon
- > United States District Court for the Western District of Washington
- > United States District Court for the Eastern District of Washington
- > United States District Court for the District of Oregon
- > United States Court of Appeals for the Ninth Circuit

Publications & Presentations

- > Author, Construction Industry Leads the Reopening of Washington State, April 2020
- > Author, Coronavirus Aid, Relief and Economic Security Act, March 2020
- > Speaker, Getting Paid, Oregon Contractor and Supplier Presentation, May 2015
- > Speaker, Construction Lien and Construction Bond Claims in Washington, July 2013

Professional & Civic Involvement

- > Washington State Bar Association
- > King County Bar Association
 - Member, Bankruptcy Section
 - Member, Alternative Dispute Resolution
- > Pierce County Bar Association
- > American Bar Association
 - Member, Construction Section
 - Member, Litigation Section
- > American Bankruptcy Institute
- > Washington Defense Trial Lawyers, Member
- > The Honorable Thomas T. Glover Mediation Program Executive Committee Chair

Honors & Awards

- Super Lawyers, Alternative Dispute Resolution
- Martindale-Hubbell AV Preeminent Rating