



Gargalicana / Graceffa LLP  
ATTORNEYS AT LAW

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**Deb Graceffa, Esq.**  
**Mediator / Arbitrator / Neutral Evaluator**

In 2005, Deb Graceffa, Esq. co-founded Gargalicana/Graceffa, LLP, a law firm that specializes in civil litigation, real estate litigation and transactions, and family law. Deb has over 17 years of experience litigating, mediating and arbitrating civil matters all over the state of California. Before practicing law, she was an active real estate broker and developer who worked in the residential and commercial arenas. She also represented private lenders by negotiating short and long term financing for real estate projects in the Bay Area. Deb mediates, arbitrates and consults regarding high conflict matters with an emphasis on:

**Residential and Commercial Real Estate Matters and Disputes**

- Realtor/Broker Negligence/Breach of Fiduciary Duty/Failure to Disclose
- Failure to Disclose Material Facts in Real Estate Transactions – Buyers & Sellers
- Unlawful & Forcible Detainers
- Wrongful Evictions/Habitability/Retaliation
- Owner Move-In Disputes
- Rent Board Actions and Violations of Rent Control and Just Cause Ordinances
- Lease Disputes – Residential and Commercial
- Commercial Lease Negotiations
- Failed Real Estate Transactions (Residential and Commercial)
- Breach of Contract – Real Estate and General
- Earnest Money Deposit Disputes in Residential Purchase and Sales
- Litigation Regarding Flipped Properties/Construction Defects
- Disputes Regarding Private Real Estate Financing
- Strawbuyer, Co-Borrower Disputes
- Commission Disputes
- Quiet Title & Partition Disputes
- HOA Disputes
- Receiverships & Actions by Government Entities Against Property Owners
- Foreclosure Disputes
- Private Purchase and Sale Agreements
- Disputes Between Real Estate Brokerages and Clients Regarding Listing Agreements
- Easement, Boundary, Trespass, Nuisance and Neighbor Disputes
- Marvin Claims and Constructive/Beneficial Interest Claims
- Co-Ownership (Business and Real Estate) Disputes

**Construction Defects Matters and Disputes**

- Construction Defect - Residential and Commercial
- Contractor and Developer Disputes

**Civil / Commercial Matters and Disputes**

- Embezzlement and Fraud Actions – Real Estate and Commercial/Business
- Defamation
- Probate Litigation & Elder Financial Abuse

- Dissolution and Disputes Regarding Business and Real Estate Partnerships
- Marvin Actions
- Fee Disputes Between Attorney and Client
- Personal Injury
- Civil Harassment
- Restraining Orders and Stay Away Orders
- Civil Assault and Battery
- High Conflict Disputes Between Parties in Relationship (Family, Neighbors, Co- Workers, Business Partners, Employer/Employee, Property Co-Owners)
- Diversity and Inclusion Issues and Disputes in Schools and the Workplace

### **Administrative Law Matters**

- Professional Liability Claims Against Real Estate Brokers/Agents and Attorneys
- Administrative Actions by the Department/Bureau of Real Estate
- Permit and Code-Compliance Matters

### **Activities and Affiliations**

- Alameda County Superior Court ADR Program - Court Approved Mediator
- California Association of Realtors (C.A.R.) Mediation Panel Member and Speaker
- Alameda County Bar Association Fee Arbitrator for fee disputes between attorneys and clients
- Mediator with the Congress of Neutrals, providing day-of-trial mediations for the Contra Costa County Courts
- CourtCall On-Line Dispute Resolution Panel Mediator & Arbitrator
- Court Appointed Special Advocate (CASA) for youth in the foster care system
- Trainings for local real estate brokerages on best practices

### **Honors and Awards**

- “Rising Star, Super Lawyer” – multiple years
- “Top Attorney, Northern California’s Outstanding Young Lawyers,” San Francisco Magazine

### **Education and Licensing**

- Juris Doctorate, University of San Francisco School of Law, 2004 – Faculty Scholarship Recipient 2001-2004
- Bachelor of Arts Sociology, Mills College, 1994
- Steven Rosenberg Mediator Training and Certification (40 hours), 2014 & Advanced (16 hours), 2020
- California Real Estate Broker, California Bureau of Real Estate 2003-Present

### **Trainings / Lectures**

- Failed Flips and Disclosure Issues in Residential Purchase and Sales
- Landlord and Tenant Disputes and Why They Erupt
- Bias Issues in the Practice of Law
- Earnest Money Disputes in Contingency Free Purchase and Sale Agreements
- Failure to Adequately Disclose Material Facts in Sales
- Structuring Private Financing For Investment Property Purchases and Projects
- Effective Preparation For Mediation - Using Settlement Facilitators To Cut Costs and Increase Rates of Success of Settling Disputes
- Benefits of Neutral Evaluation; Confidential Confidant, Narrowed Issues, Cost Savings, Higher Likelihood of Earlier Resolution and Fewer Surprises in Litigation

### **Life Outside of the Law**

Deb plays ice hockey, cycles and trains petulant dogs.