



## Mary Giles

COUNSEL IN CLAYTON, MO

314.425.4978

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### SERVICES

Commercial Litigation

Corporate Formation, Governance  
& Advice

General Business Law

Real Estate Litigation

### INDUSTRIES

Entrepreneurs, Closely Held &  
Family Owned Business

Insurance Litigation

Homeowners' & Condo Associations

Real Estate

Real Estate Professionals

Mary joined Sandberg Phoenix in 2022 and is a part of the Business Litigation practice group. She focuses her practice on real estate, title resolution, creditors' rights, business and employment related matters. With more than a decade and a half of title insurance and resolution experience, Mary is well-versed in handling all aspects and stages of the litigation of real property disputes. She routinely represents property owners, lenders and their insurers when faced with adverse claims that might affect title to their real property. Mary has experience litigating disputes concerning easements, property boundary lines, lien subrogation, lien priority and clouds on title. This experience includes litigating on behalf of the insurer when there is a dispute regarding coverage or breach of contract claims. In addition, Mary has litigated contested foreclosures and evictions for both lenders and post-foreclosure purchasers. Mary also represents business owners and assists them with everything from the start-up of their company to the preparation of operating agreements and employment manuals to resolving legal issues with their employees. In addition, Mary has assisted clients with drafting, reviewing, and revising franchise documentation, including federal disclosure documents and franchise agreements.

Mary is an active board member for the Villa Duchesne Alumnae Association, and in that capacity, Mary organized and chaired many fundraising events. Additionally, Mary was awarded the Client Distinction Award by Martindale-Hubbell® and was selected to the Super Lawyers' 2016, 2017, 2018 and 2019 Rising Stars list for her outstanding work.

When Mary isn't at the office, she is spending time with her husband, Chris, and their two children, Claire and Matthew. They enjoy the outdoors, camping and hanging out with their three dogs: Penny, Patrick and Prancer.

### PROFESSIONAL AFFILIATIONS

American Land Title Association

Bar Association of Metropolitan St. Louis

Missouri Land Title Association

St. Louis County Bar Association

## **EDUCATION**

J.D., University of Dayton School of Law

- Notes & Comments Editor, Dayton Law Review
- SBA 3L Class Treasurer
- Recipient of Academic-based Dean's Scholarship

B.A. in Political Science, University of Missouri-Columbia

## **LICENSURE(S) AND ADMISSION(S)**

Missouri

Illinois

United States District Court for the Eastern District of Missouri

United States District Court for the Western District of Missouri

## **CIVIC ACTIVITIES**

City of Wildwood Board of Adjustment, Former Chair

City of Wildwood Board of Administrative Review, Former Chair

Villa Duchesne/Oak Hill School Alumnae Association, Board Member

## **PRESENTATIONS**

"Handling Title Insurance Exception and Exclusion Issues", National Business Institute Live Teleconference

"Easement Field Investigation: What Crucial Evidence Are You Looking For?", National Business Institute Continuing Legal Education Seminar

## **PUBLICATIONS**

Co-Author, "Distinguishing Between Fraud Based and Mistake Based CPL Damages", *ABA Summer 2015 Title Insurance Litigation Committee Newsletter*

Contributor, "Quiet Title" Chapter, *Missouri Deskbook Series, Real Estate (5th Ed.)*

## RECOGNITION

2016-2019

MISSOURI & KANSAS SUPER LAWYERS

Rising Star

2015

MARTINDALE-HUBBELL®

Client Distinction Award