

WILENTZ

—ATTORNEYS AT LAW—

WILENTZ, GOLDMAN & SPITZER, P.A.

Louis J. Seminski, Jr.

Shareholder

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Practices

Banking & Financial Services
Bankruptcy & Creditors' Rights
Real Estate

Areas of Focus

Real Estate Financing

Education

J.D., Rutgers Law School, 2001
B.A., Saint Joseph's University,
1998

Clerkship

Honorable Yolanda Ciccone,
Superior Court of New Jersey, Civil
Part, Middlesex County Vicinage,
2001-2002

Admissions

New Jersey, 2001
New York, 2018
United States District Court, District
of New Jersey, 2001
United States Supreme Court, 2012

Memberships

New Jersey State Bar Association
New York State Bar Association
Middlesex County Bar Association
Atlantic County Bar Association,

Louis J. Seminski, Jr. is a shareholder on the Banking & Financial Services group and the Bankruptcy and Creditors' Rights group at Wilentz, Goldman & Spitzer, P.A. Mr. Seminski represents institutional lenders, borrowers, commercial banks and investors in structuring, negotiating and documenting a variety of real estate and asset based transactions. Mr. Seminski's practice focus includes commercial fee and leasehold mortgages, construction and development financing, swap deals, revolving credit and term loan facilities, as well as syndicated and participated credits. He is also adept at drafting and negotiating all forms of commercial loan documentation for multi-state transactions as well as related contracts.

Additionally, Mr. Seminski's experience extends to advising businesses of all sizes in connection with general real estate and corporate law matters, including drafting governing documents such as by-laws and operating agreements, negotiating and preparing restrictive covenants, structuring and documenting sale and purchase transactions. He also represents businesses in the restaurant and hospitality industry in government licensing and permitting, including liquor licensing, and related aspects of such transactions. His extensive experience in litigating complex commercial business and banking matters, restructurings and workouts, informs his ability to address legal concerns that can arise throughout the entire business and transactional life cycle.

Actively involved in civic activities, Mr. Seminski was honored in June 2026 with the Patriots Path Middlesex County Distinguished Citizen Award. He serves as Chairman of the Raritan Bay Area YMCA. He also participates in student mentoring programs at St. Joseph's High School in Metuchen and Rutgers Law School, his *alma maters*.

Federal and Chancery Practice
Committees
American Bar Association
Association of the Federal Bar of
New Jersey
American College of Mortgage
Attorneys, Fellow
John C. Lifland American Inn of
Court, Barrister
Commercial Finance Association
Newark Regional Business
Partnership
Urban Land Institute
Raritan Bay Area YMCA, Chairman