HansonBridgett



Wiemond Wu

Associate

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Firm Leadership
Pro Bono Committee, Member

Areas of Focus

- Real Estate Litigation
- Litigation and Dispute Resolution
- Family Wealth Resolution & Disputes

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Wiemond has a demonstrated track record in helping clients successfully navigate real estate litigation, commercial litigation, trust and estate litigation, and judgment enforcement across California state and federal courts.

As a litigator, Wiemond helps develop strategies to achieve his client's objectives. He is well-versed in pleading challenges, discovery disputes, dispositive motions, trials, and appeals. Most recently, Wiemond solo-chaired a trial in which the firm's client prevailed on all fraud claims and successfully defended against cross-claims.

As a member of the firm's Real Estate Litigation Group, Wiemond represents real estate owners, commercial landlords and tenants, developers and managers, and national and local shopping centers in a wide range of disputes including: unlawful detainers, lease disputes, rent and CAM disputes, tenant improvement disputes, lease terminations, trespass and nuisance claims, boundary and easement disputes, ownership disputes, partition actions, quiet title actions, homeowners' association disputes, and restrictive covenant violations.

His practice often intersects with other commercial disputes involving lender-borrower liability, purchase and sale agreement, non-disclosure and concealment claims, and creditor representation in tenant bankruptcies.

In addition to his real estate experience, Wiemond represents clients in trust and estate matters as a member of the firm's Family Wealth Resolution & Disputes group. His real estate experience offers a unique perspective on resolution of family disputes involving final dispositions of real property.

Wiemond is conversationally fluent in Cantonese Chinese, and is highly active in the firm's Pro Bono Committee. He maintains a robust pro bono practice in landlord-tenant matters, immigration matters, and probate and conservatorship matters.

Representative Work

Trial Victory on Fraud Claims. Solo-chaired trial in California superior court resulting in complete judgment entered in client's favor on fraud and elder-abuse claims against beneficiary. Successful defense of beneficiary's cross-petition to remove client as trustee. Fees and costs awarded.

Judgment Enforcement and Collection. Experience in all phases of judgment enforcement, including writs of execution, debtor's examinations, bank levies, real property levies, and execution sales for collection of judgments. Recent successful application to California superior court for order of sale of real property to enforce judgment against judgment debtor.

National and local shopping centers. Represent shopping centers across California in unlawful detainers and lease disputes. Recent victories include summary judgment against tenant and guarantors for breach of lease in excess of $600,000; successful demurrers dismissing tenant's various tort and contract claims in various actions.

Lender-Borrower Liability. Represent lenders in complex disputes to resolve borrower defaults. Recently achieved favorable resolution on behalf of lender on cross-collateralization issues, and successfully defended another lender in wrongful foreclosure claims in California superior court by expungement of lis pendens.

Summary Adjudication on Fraud and Contract Claims. Successful summary adjudication motion defeating plaintiff's assorted fraud and contract claims for over $3 million, which resulted in highly favorable settlement a week before trial.

Unconstitutional Exaction. Successfully obtaining injunctive, writ, and declaratory relief for land developer by securing writ of mandate to declare City's exaction as unconstitutional. Fees and costs awarded.

Recovery of Unpaid Assessments. Lead litigation attorney for a fully developed Northern California recreational ranch regarding unpaid assessments and title issues.

Commercial landlords and tenants. Advise commercial landlords and tenants on lease disputes during the ongoing COVID-19 pandemic.

Public Agency Representation. Assisted in appeals regarding inverse condemnation on behalf of a local public agency.

Publications

"Landlords, Beware: Relying on Stale Unpaid Back Rent in a Notice to Pay or Quit May Jeopardize Your Unlawful Detainer Action," co-author, Real Estate Legal Alert (September 2026)

"Ready for California's Disruption of the Civil Discovery Act?," co-author, Business Litigation Legal Alert (December 2023)

"Ninth Circuit Finds Landlord Has Standing to Sue Over COVID-19 Eviction Moratorium," co-author, Real Estate Legal Alert (October 2023)

"Update: Signature Gatherers and Solicitors," co-author, (March 2020)

Presentations

"Staying within Legal Ethics Bounds," NBI's Boundary Law and Land Use Legal Toolkit (December 2024)

"California's Disruption of the Discovery Act and Other Interesting Civ Pro Tidbits," California Alliance of Paralegal Associations 36th Annual Educational Conference (June 2024)

Honors & Awards

Super Lawyers, Rising Stars: General Litigation and Real Estate (2024-2026)

California Lawyers Association, Wiley W. Manuel Pro Bono Legal Services Award (2023)

Professional Affiliations

Sacramento County Bar Association, Civil Litigation Law Section

California Lawyers Association, Litigation Section

Kids in Need of Defense (KIND), Volunteer Attorney (2019-2021)

Asian/Pacific Bar Association of Sacramento, 2019-present

Anthony M. Kennedy Inn of Court, Associate Member (2019-2021)

Opening Doors, Volunteer Attorney (2022-present)

Judicial Clerkships

Judicial extern to the Hon. Kimberly J. Mueller at the U.S. District Court for the Eastern District of California

Academic Distinctions

Order of the Coif (Top 10% of Graduating Class)

Top Oral Advocate and Best Appellate Brief, Global Lawyering Skills Final Four Moot Court Competition, McGeorge School of Law

Phi Kappa Phi Honor Society

Outstanding Scholastic Achievement Graduating Senior Award

Roger J. Traynor Honor Society

University of the Pacific, McGeorge School of Law, Dean's Honors List

University of the Pacific Law Review, Chief Comment Editor

Thomas Tang Moot Court Competition, Research Assistant

University of the Pacific, McGeorge School of Law, Teaching Assistant (Torts and Global Lawyering Skills)

Witkin Awards for Highest Grade in Land Use Planning; Taking & Defending Depositions; Written Discovery; Criminal Procedure; Global Health Law & Policy; and Global Lawyering Skills I and II (legal writing and research courses)

Education

J.D., Order of the Coif with great distinction University of the Pacific, McGeorge School of Law (2018)

B.A., University of California, Berkeley (2014)

Admissions and Courts

California

U.S. District Court for the Northern District of California

U.S. District Court for the Eastern District of California

U.S. District Court for the Central District of California

U.S. Bankruptcy Court for the Eastern District of California

U.S. Bankruptcy Court for the Central District of California