Seth M. Messner

Managing Partner, Washington, DC

Structured Finance and Securitization

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Seth Messner represents borrowers, lenders, issuers, underwriters, rating agencies and other parties in a wide array of financing transactions.

Broad experience in structured finance

Seth handles a variety of structured finance transactions, including residential mortgage-backed securities (RMBS), asset-backed securities (ABS), single-family rentals (SFRs), whole business securitizations (WBS), property assessed clean energy (PACE), commercial real estate collateralized loan obligations (CRE CLOs) and risk retention finance facilities. His practice involves structuring securitizations, credit facilities, master repurchase arrangements and other warehouse facilities. Through his representation of rating agencies, Seth has a broad and unique perspective on a wide variety of structured finance transactions.

Seth is a frequent lecturer on issues relevant to the securitization industry, including a wide range of ABS and RMBS matters.

Before joining Katten, he worked for the US Department of State in New Delhi, India and Colombo, Sri Lanka. He also served in the Peace Corps in Senegal, West Africa.

Representative Experience

- Counsel in the sale of a portfolio of junior debt secured by 80 aircraft.
- Counsel to rating agencies in hundreds of transactions.

Practices

- Structured Finance and Securitization
- Structured Products and Derivatives

Industries

- Data Centers
- Finance and Financial Markets

Education

- JD, The University of North Carolina School of Law, *with honors*
- MPP, Duke University
- BA, University of Notre Dame, *magna cum laude*

Bar Admissions

- Pennsylvania
- District of Columbia

Professional & Community Involvement

- Bar Association of the District of Columbia
- Pennsylvania Bar Association

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Recognitions

Recognized or listed in the following:

- *The Legal 500 United States*
  - Recommended Attorney, 2018–2020, 2023, 2025-2026

News

- Seth Messner and Glenn Miller Discuss SEC Data Center Securitization Guidance and a $500 Billion Financing Initiative (August 19, 2026)
- Katten Earns Top Rankings in the Legal 500 US 2026 Guide (June 10, 2026)
- Katten Draws Benefits and Executive Compensation Pro Meredith Sheldon O'Leary (August 13, 2025)
- Katten Receives High Marks in the Legal 500 US 2025 Guide (June 11, 2025)
- Katten Appoints Seth Messner to Head DC Office (February 4, 2025)
- Katten Lauded in The Legal 500 United States 2023 (June 9, 2023)
- Katten Funds Education and Internship with MAG for Young Angolan Girl Injured by Mine Explosion (September 2, 2020)
- Katten Praised in The Legal 500 United States 2019 Guide (June 11, 2019)
- Katten Pro Bono Efforts Help Save Lives, Rebuild Communities in War Zones (July 9, 2018)
- Katten Distinguished by *The Legal 500 United States* (June 14, 2018)
- Partner Seth Messner Quoted in *IFLR* Regarding REO-to-Rental Securitizations (June 25, 2014)
- Katten Is Number One Issuer Counsel in Structured Finance (July 15, 2013)
- Katten Names Six New Partners (July 12, 2013)
- Katten Announces Recipients of 12th Annual Pro Bono Service Awards and Special Pro Bono Leadership Award (July 6, 2011)

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Presentations and Events

- Unlocking Home Equity: The Evolving HEI and HELOC Markets (October 6, 2026)
- Financing the Future: Insight Into Residential Transition Loans & DSCR Lending (May 19, 2026) | *Moderator* | *Financing the Future: Insight Into Residential Transition Loans & DSCR Lending*
- Credit Outlook New York: Structured Finance (January 29, 2026)
- Morningstar DBRS HEI and RTL Panel (June 11, 2025) | *Moderator*
- Home Equity Investments and Residential Transition Loans Panel (May 15, 2025) | *Moderator*
- Morningstar Residential Transition Loans Panel (August 09, 2024) | *Moderator*
- U.S. RMBS Frontline Perspectives Panel: Reverse Mortgage Securitizations (April 26, 2022)
- 8th Annual Investors' Conference on CLOs and Leveraged Loans (May 20–21, 2019) | *Participant* | *CRE CLOs: Expanding the Product*
- 7th Annual Investors' Conference on CLOs and Leveraged Loans (May 23–24, 2018) | *Panelist* | *Legal Challenges Ahead for CLOs: LIBOR Reform and Volcker*
- 21st Annual ABS East (September 16–18, 2015) | *Panelist* | *Investing in MSRs*
- The Structured Finance Industry Group's Conference — ABS Vegas 2015 (February 8–11, 2015) | *Panelist* | *Single Family Rental Securitization*