



## → Stephanie Marcantonio

### Partner

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Stephanie Marcantonio is a partner in the Corporate Practice Group in the New York office.

### Areas of Practice

Stephanie regularly advises public and private companies, including government contractors, health care systems, tax-exempt entities, and religious organizations on a wide array of corporate transactional and governance matters. Her practice includes representing healthcare systems in connection with transformative transactions, including divestitures, mergers, affiliations and joint ventures, many of which also involved the conveyancing of real estate as a significant component of the transaction. She also acts as regulatory counsel to lenders in connection with numerous nine- and 10-figure financings of nursing facilities, assisted-living facilities, and other health care providers, and the related securitizations.

Stephanie often serves as outside general counsel to clients, assisting them on a variety of commercial matters including financing transactions, risk management, and corporate governance. Stephanie was recognized as a “Next Generation Lawyer” by The Legal 500 U.S. in 2018 for nonprofit and tax-exempt organizations and as a “Rising Star” by New York Super Lawyers from 2012 to 2017 and as a Super Lawyer from 2019 to 2023 for health care, nonprofit, and corporate governance and compliance. Since 2020, Chambers USA has recognized Stephanie for her work in Healthcare in New York.

During law school, Stephanie was the executive productions editor of the Pace Law Review.

Stephanie serves as an attorney mentor through NJ LEEP (Law and Educational Empowerment Project) to high school students in the Newark, NJ area.

### Honors

- Leading Lawyer, Healthcare, New York, *Chambers USA*, 2019-2025
- Health Care Law, *The Best Lawyers in America*, 2021-2023, 2025
- Health Care, Nonprofit, and Corporate Governance and Compliance, *Super Lawyers*, 2019-2023
- Next Generation Lawyer, *The Legal 500 U.S.*, 2018
- Rising Star, *New York Super Lawyers*, 2012-2017

## Experience

### Acquisitions, Divestitures, and Affiliations

- A Fortune 100 company in connection with its acquisition of a specialty pharmacy and benefit management business.
- A Fortune 100 company in connection with its divestiture of a retail footwear business.
- A national senior housing provider in connection with its divestiture of its managed care plan.
- A New Hampshire provider of rehabilitation services for acquired brain injuries, to national healthcare provider and the sale of the underlying real estate to a REIT specializing in healthcare properties.
- A Georgia provider of residential brain injury rehabilitation services to a national healthcare provider.
- A Texas provider of rehabilitation services for acquired brain injuries, to national healthcare provider and the sale of the underlying real estate to a REIT specializing in healthcare properties.
- Multiple New York operators in the sale of skilled nursing facilities, certified home health agencies, licensed home care services agencies, long term home health care programs, and adult day programs.
- An acute rehabilitation hospital in Westchester County, N.Y., in its affiliation with a large hospital system.

### Financings and Securitizations

- Acted as regulatory counsel to lender in a \$52 million financing for the acquisition of four assisted living facilities.
- Acted as regulatory counsel to lender in a \$7 million financing for the acquisition of five skilled nursing facilities.
- Acted as regulatory counsel to lender in a \$53.5 million financing for the acquisition of 10 skilled nursing facilities.
- Acted as regulatory counsel to lender in a \$35 million refinancing of existing debt on a portfolio of six skilled nursing facilities.
- Acted as regulatory counsel to lender in the securitization of a \$325 million mortgage loan secured by 29 assisted living properties.
- Acted as regulatory counsel in connection with the securitization of:
  - A \$65 million pool of mortgage loans secured by the 27 assisted living and independent living properties.
  - A \$58 million pool of mortgage loans secured by 17 assisted living and independent living facility properties.
  - An \$841 million pool of mortgage loans secured by 59 assisted living, independent living, memory care, and skilled nursing properties.
  - A \$603 million pool of mortgage loans secured by 52 assisted living, independent living, and memory care properties.
  - A \$1.4 billion pool of mortgage loans secured by 96 assisted living and independent living facility properties.
  - A \$519 million pool of mortgage loans secured by 42 assisted living, independent living, and memory care properties.

- A \$418 million pool of mortgage loans secured by 28 independent living properties.

## Articles

### Healthcare Law Blog Posts

- "Recent Legal and Regulatory Developments Involving Gender-Affirming Care," April 29, 2025
- "Over 940,000 Medicare Beneficiaries Impacted by Data Breach," October 23, 2024

## Media Mentions

Sheppard Mullin Healthcare Team Adds Crowell & Moring Atty  
*Law360*, 04.24.2024

Sheppard Mullin, Nelson Mullins, King & Spalding, Faegre Drinker Recruit DC Partners  
*National Law Journal*, 04.24.2024

## Events

Home Care Association Sheppard Mullin Reception  
04.29.2025

## Practices

Corporate  
Healthcare

## Industries

Healthcare

## Education

J.D., Pace University School of Law, 2004, *summa cum laude*  
B.S.B.A., Villanova University, 1999

## Admissions

New York