UNRUH TURNER BURKE & FREES

ATTORNEYS AT LAW



John K. Fiorillo

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John Fiorillo is a commercial litigator whose practice is focused on creditor's rights, business litigation and real estate tax assessments. In his fourth decade of practice, John is known for immediate responsiveness to client needs and a streamlined, practical approach to problem-solving, which frequently leads to long-term relationships with clients once started. A testament to his unwavering dedication to service and consistently meticulous work product, John has been named a Pennsylvania "Super Lawyer" consecutively since 2010, has been recognized as a "Top Lawyer" by *Main Line Today* magazine, and serves as a member of the firm's Executive Committee.

As head of the firm's Creditor's Rights practice and Co-Chair of the firm's Litigation department, John represents banks and other financial and lending institutions, trust companies, commercial landlords and leasing companies involved in collections, workouts, restructurings and insolvency litigation. John has built a substantial portfolio of clients in this specialized area of practice by leveraging his multi-dimensional legal skill, commitment to superior legal service and perseverance in achieving the right result.

A formidable litigator, John defends and prosecutes high-stakes, complex commercial litigation. He represents sophisticated individuals, businesses, commercial landlords and financial institutions in state and federal courts at both the trial and appellate levels, as well as in forums involving alternative dispute resolution. His experience includes contract and shareholder disputes, employment claims, real estate and commercial landlord/tenant litigation. Whether negotiating a favorable settlement or obtaining success at the pleading, summary judgment, trial or appellate stages, John maintains a proven track record of designing the optimal strategy for and maintaining focus on each client's specific needs and bottom line.

In addition, John litigates real estate tax assessment controversies by aggressively representing property owners who challenge assessments on commercial and residential properties. His experience includes analysis of property assessments and advocacy before administrative tax boards, in court and on appeal. As school districts continue to target select properties and challenge appeals, John is appreciated for his skill in effectively defending property owners on issues that go beyond property value and include complex constitutional law issues. John successfully argued before the Pennsylvania Supreme Court in the landmark tax assessment case of *Downingtown Area School District v. Chester County Board of Assessment Appeals*, 590 Pa. 459, 913 A.2d 194 (2006). *Downingtown* re-established the concept of uniformity in real estate taxation in Pennsylvania and is the starting point for any analysis involving a uniformity challenge to a real estate tax assessment.

Practice Areas

- Creditor's Rights & Bankruptcy
- Commercial Litigation
- Construction Litigation
- Real Estate Tax Assessment
- Consumer Fraud and Business Misrepresentation Litigation

Education

- Villanova University School of Law, J.D. (1989)
- Wharton School, University of Pennsylvania
    - B.S., Economics (1986)

Admissions

- Supreme Court of Pennsylvania (1989)
- Supreme Court of New Jersey (1989)
- United States Supreme Court (2006)
- United States Bankruptcy Court, Eastern District of Pennsylvania
- United States District Court, Eastern District of Pennsylvania (1989)
- United States District Court, District of New Jersey (1990)
- United States Court of Appeals, Third Circuit (2012)
- United States District Court, Western District of Pennsylvania (2016)

Judicial Clerkship

- Judicial Law Clerk, The Honorable Juanita Kidd Stout, Supreme Court of Pennsylvania (1989)

Memberships

- Chester County Bar Association
    - President (2021)
    - Vice President (2019-2020)
    - Treasurer (2018)
    - Secretary (2017)
    - Board of Directors (2016 to present)
    - Judicial Evaluation Committee (2016)
- Chester County Bar Foundation
    - President (2022)
- Pennsylvania Bar Association
    - Delegate, Pennsylvania Bar Association House of Delegates (2014 to present)
- Hon. John E. Stivley, Jr. American Inns of Court
- West Pikeland Township
    - Board of Supervisors (2003)
    - Vacancy Board
- The Mill at Anselma

- - Board of Directors (2006-2011)
- West Pikeland Land Trust
  - Member (2016 to present)

Other Involvement

- Court Appointed Arbitrator, Chester County
- Chair, Boards of View, Chester County, in connection with eminent domain and private road proceedings