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SUPREME COURT OF NEW JERSEY

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ASSISTANT COUNSEL

February 22, 2005

**Certified Mail - R.R.R. and Regular Mail**

Fayth A. Ruffin, Esq.  
c/o Clarence Barry-Austin, Esq.  
76 South Orange Avenue - Suite 207  
South Orange, New Jersey 07079-1923

Re: In the Matter of Fayth A. Ruffin  
Docket No. DRB 04-422  
District Docket No. VB-03-026E  
**LETTER OF ADMONITION**

Dear Ms. Ruffin:

The Disciplinary Review Board has reviewed your conduct in the above matter and has concluded that it was improper. Specifically, in August 1999, you were retained by Lola Walker to represent her in an action against her condominium association. Walker had stopped paying her monthly maintenance fees because she believed that the association had failed to maintain and repair the common areas.

In April 2000, you filed a complaint against the association and others. In September 2000, the association filed a counterclaim seeking the payment of the delinquent dues plus late fees, interest, legal fees, and other costs. You did not file an answer to the counterclaim, thereby causing a default judgment in the amount of \$12,000 to be entered against Walker. Thereafter, Walker was served with a notice of wage execution. In October 2001, Walker retained new counsel, who was successful in vacating the default judgment and the wage execution. The court also allowed Walker to file an answer to the counterclaim.

I/M/O Fayth A. Ruffin

Docket No. DRB 04-422

Page Two

Your conduct was unethical and a violation of RPC 1.3 (lack of diligence).

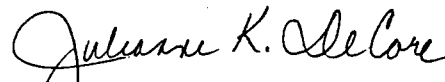
In imposing only an admonition, the Board considered that you did not file the counterclaim because you believed that Walker owed the maintenance fees; that the default judgment and wage execution against Walker were ultimately vacated; and that no disciplinary infractions have been sustained against you since your admission to the New Jersey bar in 1987.

Your conduct adversely reflected not only upon you as an attorney, but also upon all members of the bar. Accordingly, the Board has directed the issuance of this admonition to you. R. 1:20-15(f)(4).

A permanent record of this occurrence has been filed with the Clerk of the Supreme Court and the Board's office. Should you become the subject of any further discipline, it will be taken into consideration.

The Board has also directed that the costs of the disciplinary proceedings be assessed against you. An invoice of costs will be forwarded under separate cover.

Very truly yours,



Julianne K. DeCore  
Chief Counsel

/tk

c. Chief Justice Deborah T. Poritz  
Associate Justices  
Stephen W. Townsend, Clerk, Supreme Court of New Jersey  
Gail G. Haney, Deputy Clerk, Supreme Court of New Jersey  
(w/ethics history)  
Mary J. Maudsley, Chair, Disciplinary Review Board  
David E. Johnson, Jr., Director, Office of Attorney Ethics  
Cynthia M. Craig, Chair, District VB Ethics Committee  
Seth Ptasiewicz, Secretary, District VB Ethics Committee  
Lola Walker, Grievant