

UNITED STATES DISTRICT COURT  
DISTRICT OF NEW JERSEY

_____	:	Civil Action No. 15-4271 (FLW)
IN RE MARK WILLIAM RONES and	:	
RONDA JACQUELINE RONES,	:	<b><u>ORDER</u></b>
	:	
Debtors,	:	
_____	:	
WHISPERING WOODS	:	
CONDOMINIUM ASSOCIATION, INC.,	:	
	:	
Appellant,	:	
	:	
v.	:	
	:	
MARK WILLIAM RONES and	:	
RONDA JACQUELINE RONES,	:	
	:	
Appellees.	:	
	:	

THIS MATTER having been opened to the Court by Jennifer L. Alexander, Esq., and Steven G. Mlenak, Esq., on behalf of Appellant Whispering Woods Condominium Association, Inc. (“Appellant”), on an appeal from an Order of the Bankruptcy Court of the United States District Court for the District of New Jersey, pursuant to 28 U.S.C. § 158(a)(1) and (c)(2); it appearing that Appellees Mark William Rones and Ronda Jacqueline Rones (“Appellees”), through their counsel, Bruce H. Levitt, Esq., oppose the appeal; it further appearing that Condominium Associations Institute, through its counsel, Timothy P. Duggan, Esq., supports the appeal as *amicus curiae*; the Court having considered the parties’ submissions in connection with the appeal pursuant, for the reasons set forth in the Opinion filed on even date, and for good cause shown,

**IT IS** on this 17th day of February, 2016,

**ORDERED** that the Order of the Bankruptcy Court is REVERSED IN PART; and

**IT IS FURTHER ORDERED** that the Order of the Bankruptcy Court that Appellant's Lien on Appellee's property is wholly unsecured and may be stripped off is REVERSED; and

**IT IS FURTHER ORDERED** that this matter is REMANDED to the Bankruptcy Court for further proceedings in accordance with this Court's Opinion.

/s/ Freda L. Wolfson  
The Honorable Freda L. Wolfson  
United States District Judge