

UNITED STATES OF AMERICA  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF HEARINGS AND APPEALS

In the Matter of:

**Virginia Rangel,**

Petitioner.

21-VH-0147-AO-023

721017612

May 4, 2022

**ORDER OF DISMISSAL**

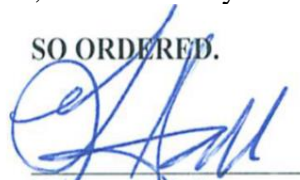
In 24 C.F.R. §§17.69 (b) and 26.4 (c) it provides, in general, that failure by the Petitioner to submit evidence within 60 calendar days from the date of the Department's Notice of Intent will result in a dismissal of Petitioner's request for review by the HUD Office of Hearings and Appeals.

On April 28, 2021, Petitioner filed a *Request for Hearing* to review HUD's determination that Petitioner owed the subject debt. There is no record of evidence in support of Petitioner's claim that the subject debt does not exist or that Petitioner was released from the contractual obligation to pay the subject debt. To date, Petitioner has failed to comply with any of the Court's *Orders* on May 13, 2021, September 30, 2021, and February 3, 2022 to produce sufficient evidence to prove HUD issued to Petitioner a written release from the subject debt. The *Order to Show Cause* issued by the Court to Petitioner on February 3, 2022 specifically stated "**Failure to comply with this Order shall result in sanctions being imposed by the Court pursuant to 24 C.F.R. § 26.4 (c) and (d), including judgment being entered on behalf of the opposing party or dismissal of this action.** (Emphasis added). Petitioner again failed to comply as ordered. The lapse of time since May 2021 has provided Petitioner with a number of opportunities to comply with the Court's *Orders* but without response. As a result, the Court is unable to determine the credibility of Petitioner's argument in the absence of such evidence.

Consistent with the provisions of 24 C.F.R. §§ 17.69 (b) and 26.4 (c) and (d), Petitioner's appeal is hereby **DISMISSED WITH PREJUDICE** *sua sponte* due to Petitioner's non-compliance with the Court's *Orders* to produce the necessary evidence for the Court's review.

The stay of proceeding issued on April 28, 2021 is hereby **VACATED**.

SO ORDERED.



Vanessa L. Hall  
Administrative Judge