

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

In the Matter of:

**Christopher Teotico,**

Petitioner.

18-VH-0027-AG-017

7-210096630A

March 13, 2019

**ORDER OF DISMISSAL**

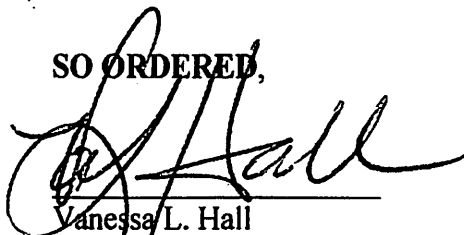
24 C.F.R. § 26.4 (c) provides that “If a party refuses or fails to comply with an order of the hearing officer, including an order compelling discovery, the hearing officer may enter any appropriate order necessary to the disposition of the hearing *including a determination against the noncomplying party...*” Further, under 24 C.F.R. § 26.4 (d), it provides, “If a party fails to prosecute or defend an action brought under subpart A of this part, the hearing officer may dismiss the action or may issue an initial decision against the non-prosecuting or defending party. (Emphasis added).

Petitioner alleged in his Hearing Request, “My home was foreclosed and sold at auction, and my family and I were forced out of our home 03/2016, after a long battle in court to attempt to save my home. California law states that we do not owe money according to California Code of Civil Procedure Section 580d, 580b, because our home was foreclosed. This debt is not past due and not legally enforceable, *and I will present evidence.* (Emphasis added). To date, Petitioner has failed to offer any evidence that refutes the Secretary’s claim or further supports Petitioner’s position that the alleged debt was paid in full or is unenforceable, despite the Court ordering Petitioner to do so, as required, on multiple occasions. The *Order to Show Cause* issued on March 19, 2018 by the Court 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 in original).

Consistent with the provisions of 24 C.F.R. §§ 26.4 (c) and (d), Petitioner’s appeal is **DISMISSED** *sua sponte*. It is hereby

**ORDERED** that this matter be **DISMISSED WITH PREJUDICE** and the stay of proceeding issued on March 13, 2018 is VACATED.

SO ORDERED,

  
Vanessa L. Hall  
Administrative Judge