

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

In the Matter of:

MELDOSHIA WINN ROSSER,

Petitioner.

Docket No. 25-VH-0039-AG-028
(Claim No. 721025707)

November 20, 2024

ORDER GRANTING DISMISSAL

NOW COMES before the Tribunal on November 18, 2024, the Secretary's *Motion to Dismiss*, with prejudice, HUD's action to collect the subject debt by means of administrative wage garnishment. The Secretary has determined that "the debt is unenforceable."

The Secretary states that "On April 8, 2020, Petitioner filed a Chapter 7 bankruptcy petition under Case No. 20-65425 in the United States Bankruptcy Court, Northern District of Georgia (the 'Bankruptcy Matter'). On or about October 6, 2021, without the consent of the judge presiding over the still pending Bankruptcy Matter, Petitioner obtained the subject Partial Claim mortgage, further encumbering property of the estate. Ex. A – Promissory Note. On or about December 6, 2022, the presiding bankruptcy judge ordered the sale of the subject property free and clear of all liens, interests, and encumbrances. Ex. B – Declaration of Brian Dillon at ¶ 3. As a result, HUD has ceased all debt collection activities against Petitioner and will no longer seek to collect the subject debt via administrative garnishment or otherwise."

Upon due consideration, and for good cause shown, the *Motion to Dismiss* is hereby **GRANTED**. The stay of referral in the *Notice of Docketing* issued on November 4, 2024, is hereby **VACATED**.

The matter of HUDOHA No. 24-VH-0039-AG-028 is **DISMISSED WITH PREJUDICE**.

SO ORDERED.



Vanessa L. Hall
Administrative Judge