



Federal Housing Finance Agency

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FINAL SUSPENSION ORDER

The Federal Housing Finance Agency (“FHFA”), as safety and soundness regulator of the Federal National Mortgage Association (“Fannie Mae”), Federal Home Loan Mortgage Corporation (“Freddie Mac”), and the eleven Federal Home Loan Banks (collectively, the “regulated entities”), is issuing this Final Order pursuant to the following legal authorities:

1. Section 1313 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, as amended by the Housing and Economic Recovery Act of 2008, Pub. L. No. 110-289, 122 Stat. 2654 (codified as 12 U.S.C. § 4511 et seq.), (“Safety and Soundness Act”), authorizes FHFA to exercise such incidental powers as may be necessary in the supervision and regulation of the regulated entities. *See* 12 U.S.C. § 4513(a)(2).
2. Section 1313B of the Safety and Soundness Act authorizes FHFA to establish standards for the regulated entities regarding prudential management of risks. FHFA is authorized to issue orders requiring the regulated entities to take any action that will best carry out the purposes of that section. *See* 12 U.S.C. § 4513b(b)(2)(B)(iii).
3. Section 1319G of the Safety and Soundness Act authorizes FHFA to issue any orders necessary to ensure that the purposes of the Safety and Soundness Act are accomplished. *See* 12 U.S.C. § 4526(a).
4. 12 CFR § 1227.6, FHFA’s regulation governing the issuance of a final suspension order and the factors that may be considered by the suspending official.

Consistent with these authorities, FHFA has determined that any business relationship between Joel Patrick Harvey (“Harvey”) and any of the regulated entities would present excessive risk to their safety and soundness.

This determination is based on the following findings:

1. Harvey, a Southern District of Ohio resident, worked with a co-conspirator as part of Phoenix Consultants a/k/a (“Phoenix Consulting”) and Preferred Home Solutions NM, LLC.
2. From in or about January 2013 through at least 2018, Harvey and others engaged in a nationwide scheme to defraud distressed homeowners. The purpose and object of the conspiracy was for Harvey and others to obtain money and property from distressed consumers by means of materially false and fraudulent pretenses, representations, promises, and omissions.

3. As part of the conspiracy to defraud, Harvey and others solicited homeowners who were having difficulties making their mortgage payments, promising relief they could not provide. In addition, Harvey and other co-conspirators filed bankruptcies on behalf of distressed homeowners, purportedly to allow the conspirators time to eliminate, renegotiate, or purchase the mortgages. In actuality, the bankruptcies were used to manipulate the automatic stay provisions of the Bankruptcy Code to hinder, delay, and otherwise obstruct lawful foreclosures.
4. Harvey and others took advantage of homeowners' desperation to save their homes and used monies received from the homeowners to personally enrich themselves and pay others.
5. Based on this misconduct and pursuant to a guilty plea, judgment was entered against Harvey on April 1, 2024. Harvey was convicted by the United States District Court for the Southern District of Ohio of conspiracy to commit bankruptcy fraud and was sentenced to thirty-one (31) days imprisonment with credit for time served, followed by thirty-six (36) months of supervised release.
6. The conduct underlying the conviction described above occurred in connection with a mortgage business.
7. The above-referenced conviction constitutes covered misconduct, as that term is defined at 12 CFR § 1227.2, that is of a type that would be likely to cause significant financial or reputational harm to a regulated entity or otherwise threaten the safe and sound operation of a regulated entity.

With this Final Order, FHFA is directing each regulated entity to cease or refrain from engaging in any business relationship with Joel Patrick Harvey indefinitely, beginning on July 8, 2026.

The Final Order's requirement for the regulated entities to indefinitely cease any business relationship with Joel Patrick Harvey does not apply to the existing or future purchase, sale, modification, foreclosure alternative transaction, or other foreclosure-related transaction of a residential mortgage loan owned by a regulated entity if Joel Patrick Harvey is the borrower of such residential mortgage loan and the transaction is for the borrower's own personal or household residence.

This Final Order is a final action of the Federal Housing Finance Agency.

Clinton Jones,
Suspending Official