

OCCC CASE NO. L23-00093

IN THE MATTER OF:	§	BEFORE THE
	§	
MASTER FILE NO.: 1700058743	§	OFFICE OF CONSUMER
RAMIREZ LAND ENTERPRISES LLC	§	
d/b/a EXPRESS CASH LOANS	§	CREDIT COMMISSIONER
P.O. BOX 853	§	
REFUGIO, TEXAS 78377	§	STATE OF TEXAS

ORDER TO FILE TIMELY AND ACCURATE ANNUAL REPORTS

The Office of Consumer Credit Commissioner (“OCCC”) issues this Order to File Timely and Accurate Annual Reports against Ramirez Land Enterprises LLC d/b/a Express Cash Loans (“Express Cash Loans”).¹

Statement of Facts and Law

Express Cash Loans is a regulated lender licensed by the OCCC under Chapter 342 of the Texas Finance Code. Express Cash Loans operates under master file number 1700058743 at one licensed location, under license number 158074. Express Cash Loans’ compliance officer is Will Ramirez, and its designated contact address is P.O. Box 853, Refugio, Texas, 78377.

A regulated lender must file annual reports with the OCCC.² A regulated lender must comply with all instructions from the OCCC relating to submitting the report.³ The report is due by May 1 of each year for the prior calendar year’s loan activity.⁴

Express Cash Loans did not file its 2022 annual report with the OCCC by the deadline of May 1, 2023.

¹ Tex. Fin. Code § 14.208.

² Tex. Fin. Code § 342.559.

³ 7 Tex. Admin. Code § 83.835.

⁴ Tex. Fin. Code § 342.559; 7 Tex. Admin. Code § 83.835; https://occc.texas.gov/industry/regulated-lenders/annual_reports

The Consumer Credit Commissioner (“Commissioner”) may issue an injunction ordering a regulated lender to file one or more complete, accurate, and timely annual reports if the Commissioner has reasonable cause to believe that the regulated lender is violating Chapter 342 of the Texas Finance Code.⁵

The Commissioner has reasonable cause to believe that Express Cash Loans is violating Chapter 342 of the Texas Finance Code, and therefore issues this Order, because Express Cash Loans failed to timely file its 2022 annual report.

Order

IT IS ORDERED that Ramirez Land Enterprises LLC d/b/a Express Cash Loans:

1. comply with, and cease and desist from violating, the reporting requirements set forth in Section 342.559 of the Texas Finance Code and Title 7, Section 83.835 of the Texas Administrative Code;
2. file its 2022 annual report within 30 days after the date of this Order, if it has not already done so; and
3. timely file complete and accurate future annual reports.

Regulated lender annual reports must be submitted through the OCCC’s Application Licensing Examination and Compliance System (ALECS): alecs.occc.texas.gov. Instructions are available by clicking the “File Annual Report” button on the OCCC’s home page, occc.texas.gov.

Violation of Order

If you violate this Order, the OCCC may impose an administrative penalty of up to \$1,000 per day.⁶ Multiple violations may also result in the suspension or revocation of your license.⁷

⁵ Tex. Fin. Code § 14.208.

⁶ Tex. Fin. Code § 14.208(c).

⁷ Tex. Fin. Code § 342.156.

Right to Request Hearing

You have the right to request a hearing regarding this Order.⁸ To request a hearing, you must send a written hearing request to the OCCC no later than 30 days after the date of this Order.⁹ You must send your request to Matthew Nance, General Counsel, by mail to 2601 N. Lamar Blvd., Austin, Texas 78705, or by email to matthew.nance@occc.texas.gov.

If you request a hearing, a hearing on this matter will be set and conducted in accordance with Chapter 2001 of the Texas Government Code.¹⁰ If you fail to request a hearing by the deadline, this Order will be considered final and enforceable.¹¹

All communications with the OCCC concerning this matter must be through Matthew Nance, General Counsel, who may be contacted by mail at 2601 N. Lamar Blvd., Austin, Texas 78705, by telephone at 512-936-7660, or by email at matthew.nance@occc.texas.gov.

Signed this 17th day of August, 2023.

/s/ Leslie Pettijohn
Leslie L. Pettijohn
Consumer Credit Commissioner
State of Texas

⁸ Tex. Fin. Code § 14.208(b).

⁹ Tex. Fin. Code § 14.208(b).

¹⁰ Tex. Fin. Code § 14.208(b).

¹¹ Tex. Fin. Code § 14.208(c).

CERTIFICATE OF SERVICE

I certify that on August 17, 2023, a true and correct copy of this Order to File Timely and Accurate Annual Reports has been sent to Ramirez Land Enterprises LLC d/b/a Express Cash Loans by regular mail and certified mail, return receipt requested, at:

CMRRR # 9214 8901 9403 8300 0023 2830 83
Ramirez Land Enterprises LLC
Attn: Will Ramirez, Compliance Officer
P.O. Box 853
Refugio, TX 78377

CMRRR # 9214 8901 9403 8300 0023 2830 90
Ramirez Land Enterprises LLC
Attn: Ramirez Land Enterprises LLC, Registered Agent
P.O. Box 853
Refugio, TX 78377

/s/ Matthew Nance
Matthew J. Nance
General Counsel
Office of Consumer Credit Commissioner
State Bar No. 24074794
2601 North Lamar Blvd.
Austin, Texas 78705
512-936-7660 (phone)
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