

OCCC CASE NO. L24-00033

IN THE MATTER OF:	§	BEFORE THE
	§	
MASTER FILE NO.: 8863	§	OFFICE OF CONSUMER
PP PINNACLE PROPERTIES LP	§	
2004 N. FRY RD.	§	CREDIT COMMISSIONER
HOUSTON, TEXAS 77084	§	
	§	STATE OF TEXAS

ORDER IMPOSING ADMINISTRATIVE PENALTY

The Office of Consumer Credit Commissioner (“OCCC”) issues this Order Imposing Administrative Penalty against PP Pinnacle Properties LP (“PP Pinnacle”).¹

Statement of Facts and Law

PP Pinnacle is a pawnshop licensed by the OCCC under Chapter 371 of the Texas Finance Code. PP Pinnacle operates under master file number 8863, doing business under the names Ft. Bend Jewelry & Loan (license number 6844) and Fry Road Jewelry & Loan, Inc. (license number 7361) at multiple licensed locations. PP Pinnacle’s compliance officer is Dan A. Rayne, and its designated contact address is 2004 N. Fry Rd., Houston, Texas 77084.

A pawnshop must file annual reports with the OCCC.² A pawnshop must comply with all instructions from the OCCC relating to submitting the report, and must file a report for each licensed location.³ The report is due by July 31 of each year for the prior calendar year’s activity.⁴

On October 21, 2019, the OCCC issued an Order to File Timely and Accurate Annual Reports (the “Order”) against PP Pinnacle for failing to timely file its 2018 annual report. The Order required PP Pinnacle to timely file complete and accurate future reports.

¹ Tex. Fin. Code § 14.208.

² Tex. Fin. Code § 371.201; 7 Tex. Admin. Code § 85.502.

³ 7 Tex. Admin. Code § 85.502.

⁴ 7 Tex. Admin. Code § 85.502; <https://occc.texas.gov/industry/pawnshops-and-pawn-employees/annual-reports>

PP Pinnacle did not file its 2022 annual report by the deadline of July 31, 2023.

The Consumer Credit Commissioner (“Commissioner”) may issue an injunction ordering a pawnshop to file one or more complete, accurate, and timely annual reports if the Commissioner has reasonable cause to believe that the pawnshop is violating Chapter 371 of the Texas Finance Code.⁵ The Commissioner may impose an administrative penalty on a pawnshop that violates an injunction.⁶

By failing to timely file its 2022 annual report, PP Pinnacle has violated Chapter 371 of the Texas Finance Code and the OCCC’s Order to File Timely and Accurate Annual Reports.

Order

IT IS ORDERED that PP Pinnacle Properties LP:

1. pay an administrative penalty in the amount of \$1,000.00 (calculated as \$500.00 each for PP Pinnacle’s two licensed locations) no later than 30 days after the date of this Order; and
2. file its 2022 annual report no later than 30 days after the date of this Order, if it has not already done so.

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

⁵ Tex. Fin. Code §§ 14.208, 371.302(a).

⁶ Tex. Fin. Code §§ 14.208(c), 371.303; 7 Tex. Admin. Code § 85.604(b).

Right to Request Hearing

You have the right to request a hearing regarding this Order.⁷ 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.⁸ You must send your request to Vivek Vedanarayanan, Assistant General Counsel, by mail to 2601 N. Lamar Blvd., Austin, Texas 78705, or by email to vivek.vedanarayanan@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.⁹ If you fail to request a hearing by the deadline, this Order will be considered final and enforceable.¹⁰

All communications with the OCCC concerning this matter must be through Vivek Vedanarayanan, Assistant General Counsel, who may be contacted by mail at 2601 N. Lamar Blvd., Austin, Texas 78705, by telephone at 512-936-7623, or by email at vivek.vedanarayanan@occc.texas.gov

Signed this 2nd day of February, 2024.

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

⁷ Tex. Fin. Code § 14.208(b).

⁸ Tex. Fin. Code § 14.208(b).

⁹ Tex. Fin. Code § 14.208(b).

¹⁰ Tex. Fin. Code § 14.208(c).

CERTIFICATE OF SERVICE

I certify that on February 2, 2024, a true and correct copy of this Order Imposing Administrative Penalty has been sent to PP Pinnacle Properties LP by regular mail and certified mail, return receipt requested, at:

CMRRR# 9214 8901 9403 8300 0043 5939 88
PP Pinnacle Properties LP
Attn: Dan A. Rayne, Compliance Officer
2004 N. Fry Rd.
Houston, TX 77084

CMRRR# 9214 8901 9403 8300 0043 5939 95
PP Pinnacle Properties LP
Attn: Day A. Rayne, Registered Agent
2004 N. Fry Rd.
Houston, TX 77084

/s/ Vivek V. Vedanarayanan
Vivek V. Vedanarayanan
Assistant General Counsel
Office of Consumer Credit Commissioner
State Bar No. 24127068
2601 North Lamar Blvd.
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