

OCCC CASE NO. L24-00063

IN THE MATTER OF:	§	BEFORE THE
	§	
MASTER FILE NO.: 1600056700	§	OFFICE OF CONSUMER
HARRIS OAKLEY REAL ESTATE	§	
INVESTMENT	§	CREDIT COMMISSIONER
d/b/a HARRIS OAKLEY SOLUTIONS	§	
PO BOX #821286	§	STATE OF TEXAS
HOUSTON, TEXAS 77282	§	

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 Harris Oakley Real Estate Investment d/b/a Harris Oakley Solutions (“Harris Oakly Solutions”).¹

Statement of Facts and Law

Harris Oakly Solutions is a property tax lender licensed by the OCCC under Chapter 351 of the Texas Finance Code. Harris Oakly Solutions operates under master file number 1600056700 at one licensed location, under license number 157285. Harris Oakly Solutions’ compliance officer is Victor Leung, and its designated contact address is P.O. Box #821286, Houston, Texas 77282.

A property tax lender must file annual reports with the OCCC.² A property tax lender must comply with all instructions from the OCCC relating to submitting the report.³ The report is due by March 31 of each year for the prior calendar year’s loan activity.⁴

Harris Oakly Solutions did not file its 2023 annual report by March 31, 2024, for one licensed location, under license number 157285.

¹ Tex. Fin. Code § 14.208.

² Tex. Fin. Code § 351.164; 7 Tex. Admin. Code § 89.404.

³ 7 Tex. Admin. Code § 89.404.

⁴ 7 Tex. Admin. Code § 89.404; <https://occc.texas.gov/industry/property-tax-lenders/property-tax-lenders-annual-reports>

The Consumer Credit Commissioner (“Commissioner”) may issue an injunction ordering a property tax lender to file one or more complete, accurate, and timely annual reports if the Commissioner has reasonable cause to believe that the property tax lender is violating Chapter 351 of the Texas Finance Code.⁵

The Commissioner has reasonable cause to believe that Harris Oakly Solutions is violating Chapter 351 of the Texas Finance Code, and therefore issues this Order, because Harris Oakly Solutions failed to timely file its 2023 annual report.

Order

IT IS ORDERED that Harris Oakley Real Estate Investment d/b/a Harris Oakley Solutions:

1. comply with, and cease and desist from violating, the reporting requirements set forth in Section 351.164 of the Texas Finance Code and Title 7, Section 89.404 of the Texas Administrative Code;
2. file its 2023 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.

Property tax lender 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.

Violation of Order

If you violate this Order, the OCCC may impose an administrative penalty of up to \$1,000 for each 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 § 351.156.

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 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.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 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 19th day of July, 2024.

/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 July 19, 2024, a true and correct copy of this Order to File Timely and Accurate Annual Reports has been sent to Harris Oakley Real Estate Investment d/b/a Harris Oakley Solutions by regular mail and certified mail, return receipt requested, at:

CMRRR# 9214 8901 9403 8300 0064 8174 07
Harris Oakley Real Estate Investment
Attn: Victor Leung, Compliance Officer
P.O. Box #821286
Houston, TX 77282

CMRRR# 9214 8901 9403 8300 0064 8174 14
Harris Oakley Real Estate Investment
Attn: Victor Leung, Registered Agent
13814 Senca Park Drive
Houston, TX 77077

/s/ Vivek V. Vedanarayanan
Vivek V. Vedanarayanan
Assistant General Counsel
Office of Consumer Credit Commissioner
State Bar No. 24127068
2601 North Lamar Blvd.
Austin, Texas 78705
512-936-7623 (phone)
vivek.vedanarayanan@occc.texas.gov