

OCCC CASE NO. L24-00068

IN THE MATTER OF:	§	BEFORE THE
	§	
MASTER FILE NO.: 14934	§	OFFICE OF CONSUMER
TAX LOANS USA LTD.	§	
8445 FREEPORT PKWY, STE. 175	§	CREDIT COMMISSIONER
IRVING, TEXAS 75063	§	
	§	STATE OF TEXAS

ORDER IMPOSING ADMINISTRATIVE PENALTY

The Office of Consumer Credit Commissioner (“OCCC”) issues this Order Imposing Administrative Penalty against Tax Loans USA Ltd. (“Tax Loans USA”).¹¹

Statement of Facts and Law

Tax Loans USA is a property tax lender licensed by the OCCC under Chapter 351 of the Texas Finance Code. Tax Loans USA operates under master file number 14934 at one licensed location, under license number 54551. Tax Loans USA’s compliance officer is Daniel Schreimann, and its designated contact address is 8445 Freeport Pkwy, Ste. 175, Irving, Texas 75063.

A property tax lender must file annual reports with the OCCC.¹² A property tax lender must comply with all instructions from the OCCC relating to submitting the report.¹³ The report is due by March 31 of each year for the prior calendar year’s loan activity.¹⁴

On June 25, 2021, the OCCC issued an Order to File Timely and Accurate Annual Reports (the “Order”) against Tax Loans USA for failing to timely file its 2020 annual report. The Order required Tax Loans USA to timely file complete and accurate future annual reports.

¹¹ Tex. Fin. Code § 14.208.

¹² Tex. Fin. Code § 351.164; 7 Tex. Admin. Code § 89.404.

¹³ 7 Tex. Admin. Code § 89.404.

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

On June 10, 2022, the OCCC issued an Order Imposing Administrative Penalty (the “Order”) against Tax Loans USA for failing to timely file its 2021 annual report. The Order required Tax Loans USA to file its 2021 annual report and to pay an administrative penalty of \$500.00.

Tax Loans USA did not file its 2023 annual report by March 31, 2024, for one licensed location, under license number 54551.

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.¹⁵ The Commissioner may impose an administrative penalty on a property tax lender that violates an injunction.¹⁶

By failing to timely file its 2023 annual report, Tax Loans USA has violated Chapter 351 of the Texas Finance Code and the OCCC’s Order to File Timely and Accurate Annual Reports.

Order

IT IS ORDERED that Tax Loans USA Ltd.:

1. pay an administrative penalty in the amount of **\$1,000.00** (calculated as \$1,000.00 each for Tax Loans USA’s one licensed location) within 30 days after the date of this Order; and
2. file its 2023 annual report within 30 days after the date of this Order, if it has not already done so.

Property tax 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.

¹⁵ Tex. Fin. Code § 14.208.

¹⁶ Tex. Fin. Code § 14.208(c).

Right to Request Hearing

You have the right to request a hearing regarding this Order.¹⁷ 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.¹⁸ 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.¹⁹ If you fail to request a hearing by the deadline, this Order will be considered final and enforceable.²⁰

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

¹⁷ Tex. Fin. Code § 14.208(b).

¹⁸ Tex. Fin. Code § 14.208(b).

¹⁹ Tex. Fin. Code § 14.208(b).

²⁰ Tex. Fin. Code § 14.208(c).

CERTIFICATE OF SERVICE

I certify that on July 19, 2024, a true and correct copy of this Order Imposing Administrative Penalty has been sent to Tax Loans USA Ltd. by regular mail and certified mail, return receipt requested, at:

CMRRR# 9214 8901 9403 8300 0064 8174 90
Tax Loans USA Ltd.
Attn: Daniel Schreimann, Compliance Officer
8445 Freeport Pkwy, Ste. 175
Irving, TX 75063

CMRRR# 9214 8901 9403 8300 0066 6337 39
Tax Loans USA Ltd.
Attn: David W. Schreimann, Registered Agent
8445 Freeport Parkway Suite 175
Irving, TX 75063

/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