

OCCC CASE NO. L24-00106

IN THE MATTER OF:	§	BEFORE THE
	§	
MASTER FILE NO.: 1900063637	§	OFFICE OF CONSUMER
ZION LENDING LLC	§	
d/b/a ZION MORTGAGE	§	CREDIT COMMISSIONER
P.O. BOX 821286	§	
HOUSTON, TEXAS 77282	§	STATE OF TEXAS

ORDER IMPOSING ADMINISTRATIVE PENALTY

The Office of Consumer Credit Commissioner (“OCCC”) issues this Order Imposing Administrative Penalty against Zion Lending LLC d/b/a Zion Mortgage (“Zion Mortgage”).¹

Statement of Facts and Law

Zion Mortgage is a regulated lender licensed by the OCCC under Chapter 342 of the Texas Finance Code. Zion Mortgage operates under master file number 1900063637 at one licensed location, under license number 162096. Zion Mortgage’s compliance officer is Victor Leung, and its designated contact address is P.O. Box 821286, Houston, Texas 77282.

A regulated lender must file annual reports with the Consumer Credit Commissioner (“Commissioner”).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

On September 13, 2021, the OCCC issued an Order to File Timely and Accurate Annual Reports against Zion Mortgage for failing to timely file its 2020 annual report. Zion Mortgage did not request a hearing on the Order, and the Order became final and enforceable. The Order required Zion Mortgage to timely file complete and accurate future reports.

¹ Tex. Fin. Code § 14.208.

² Tex. Fin. Code § 342.559; 7 Tex. Admin. Code § 83.835.

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

On September 7, 2022, the OCCC issued an Order Imposing Administrative Penalty against Zion Mortgage for violating Chapter 342 of the Texas Finance Code by failing to timely file its 2021 annual report and required documents. The Order required Zion Mortgage to file its 2021 annual report and required documents, and to pay an administrative penalty of \$500.00.

Zion Mortgage did not file its 2023 annual report with the Commissioner on or before May 1, 2024.

The 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 may impose an administrative penalty on a regulated lender that violates an injunction.⁶

By failing to timely file its 2023 annual report, Zion Mortgage has violated Chapter 342 of the Texas Finance Code and the OCCC's Order to File Timely and Accurate Annual Reports.

Order

IT IS ORDERED that Zion Lending LLC d/b/a Zion Mortgage:

1. pay an administrative penalty in the amount of **\$1,000.00** (calculated as \$1,000.00 each for Zion Mortgage'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.

Regulated 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.

⁵ Tex. Fin. Code § 14.208.

⁶ Tex. Fin. Code § 14.208(c).

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 22nd day of July, 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 July 22, 2024, a true and correct copy of this Order Imposing Administrative Penalty has been sent to Zion Lending LLC d/b/a Zion Mortgage by regular mail and certified mail, return receipt requested, at:

CMRRR # 9214 8901 9403 8300 0066 3409 72
Zion Lending LLC
Attn: Victor Leung, Compliance Officer
P.O. Box 821286
Houston, TX 77282

CMRRR # 9214 8901 9403 8300 0066 3409 89
Zion Lending LLC
Attn: Victor Leung, Registered Agent
P.O. Box 821286
Houston, TX 77282

/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