

OCCC CASE NO. L18-00163

IN THE MATTER OF:	§	BEFORE THE
	§	
MASTER FILE NUMBER: 1600055626	§	OFFICE OF CONSUMER
WKZ TAX FUNDING LLC	§	
d/b/a WKZ TAX FUNDING LLC	§	CREDIT COMMISSIONER
2277 S. KIRKWOOD RD., APT. 914	§	
HOUSTON, TEXAS 77077	§	STATE OF TEXAS

**INJUNCTIVE ORDER TO FILE TIMELY AND  
ACCURATE ANNUAL REPORTS**

The Office of Consumer Credit Commissioner (“OCCC”) issues this Injunctive Order to File Timely and Accurate Annual Reports against WKZ Tax Funding LLC d/b/a WKZ Tax Funding LLC (“WKZ Funding”).<sup>1</sup>

**Statement of Facts and Law**

WKZ Funding is a property tax lender licensed by the OCCC under Chapter 351 of the Texas Finance Code. WKZ Funding operates under master file number 1600055626 at one licensed location, under license number 156007. WKZ Funding’s compliance officer is Walid Zayouna, and its designated contact address is 2277 S. Kirkwood Rd., Apt. 914, Houston, Texas, 77077.

A property tax lender must file an annual report by March 31 of each year with the Consumer Credit Commissioner (“Commissioner”).<sup>2</sup> The report must be under oath and in the form prescribed by the Commissioner.<sup>3</sup> The report must reflect the prior year’s loan activity, and must comply with all instructions relating to submitting the report.<sup>4</sup>

WKZ Funding did not file its 2017 annual report with the OCCC on or before March 31, 2018. In correspondence dated April 12, 2018, the OCCC notified WKZ Funding that its 2017 annual report had not been received and extended the deadline for filing to April 26, 2018. As of the date of this Order, the OCCC has not received WKZ Funding’s 2017 annual report.

<sup>1</sup> Tex. Fin. Code § 14.208.

<sup>2</sup> Tex. Fin. Code § 351.164; 7 Tex. Admin. Code § 89.404.

<sup>3</sup> Tex. Fin. Code § 351.164(b).

<sup>4</sup> 7 Tex. Admin. Code § 89.404. The OCCC sent notices to property tax lender licensees on March 5, 2018, with instructions for filing the 2017 annual report.

The Commissioner may issue an order to take affirmative action, and cease and desist from committing a violation, if the Commissioner has reasonable cause to believe that a person is violating Chapter 351 of the Texas Finance Code.<sup>5</sup>

The Commissioner has reasonable cause to believe that WKZ Funding is violating Chapter 351 of the Texas Finance Code, and therefore issues this Order because WKZ Funding failed to file its 2017 annual report before March 31, 2018.

### **Order**

IT IS ORDERED that WKZ Tax Funding LLC d/b/a WKZ Tax Funding LLC:

4. 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;
5. file its 2017 annual report within 30 days of service of this Order, if it has not already done so; and
6. timely file complete and accurate future annual reports; specifically, its 2018 annual report no later than March 31, 2019, its 2019 annual report no later than March 31, 2020, and its 2020 annual report no later than March 31, 2021.

Property tax lender annual reports must be submitted through the OCCC's Application Licensing Examination and Compliance System (ALECS): [alecs.occ.texas.gov](http://alecs.occ.texas.gov). Instructions are available by clicking the "File Annual Report" button on the OCCC's home page, [occ.texas.gov](http://occ.texas.gov).

### **Violation of Order**

WKZ Funding may be assessed an administrative penalty of up to \$1,000 per day if it violates this Order.<sup>6</sup> Multiple violations may also result in the suspension or revocation of your license.<sup>7</sup>

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<sup>5</sup> Tex. Fin. Code § 14.208.

<sup>6</sup> Tex. Fin. Code § 14.208(c).

<sup>7</sup> Tex. Fin. Code § 351.156.

## Right to Request Hearing

You have the right to request a hearing regarding this Order.<sup>8</sup> Your request must be made in writing and sent to the OCCC not later than 30 days after you receive this Order. You must send your request to:

Eamon Briggs  
Office of Consumer Credit Commissioner  
2601 N. Lamar Blvd.  
Austin, Texas 78705

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.<sup>9</sup> If you fail to request a hearing by this deadline, this Order is considered final and enforceable.<sup>10</sup>

All communications with the OCCC concerning this matter must be through Eamon Briggs, Assistant General Counsel. You may contact him by mail at 2601 N. Lamar Blvd., Austin, Texas 78705, by telephone at (512) 936-7659, or by email to [eamon.briggs@occc.texas.gov](mailto:eamon.briggs@occc.texas.gov).

Signed this 4th day of June, 2018.

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

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<sup>8</sup> Tex. Fin. Code § 14.208(b).

<sup>9</sup> Tex. Fin. Code § 14.208(b).

<sup>10</sup> Tex. Fin. Code § 14.208(c).

## CERTIFICATE OF SERVICE

I certify that on June 5, 2018, a true and correct copy of this Injunctive Order to File Timely and Accurate Annual Reports has been sent to WKZ Tax Funding LLC d/b/a WKZ Tax Funding LLC by regular mail and certified mail, return receipt requested, at:

WKZ Tax Funding LLC                      CMRRR# 91 7199 9991 7038 3609 4136  
Attn: Walid Zayouna, Compliance Officer  
2277 S. Kirkwood Rd., Apt. 914  
Houston, TX 77077

WKZ Tax Funding LLC                      CMRRR# 91 7199 9991 7038 3609 4143  
Attn: Erich Mundinger, Registered Agent  
2365 Rice Blvd., Ste. 201  
Houston, TX 77005

/s/Eamon Briggs  
Eamon Briggs  
Assistant General Counsel  
Office of Consumer Credit Commissioner  
State Bar No. 24075718  
2601 North Lamar Blvd.  
Austin, Texas 78705  
(512) 936-7659  
(512) 936-7610 (fax)  
eamon.briggs@occc.texas.gov