

OCCC CASE NO. L21-00141

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 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 Tax Loans USA, Ltd. (“Tax Loans”).<sup>1</sup>

**Statement of Facts and Law**

Tax Loans is a property tax lender licensed by the OCCC under Chapter 351 of the Texas Finance Code. Tax Loans operates under master file number 14934 at one licensed location, under license number 54551. Tax Loans’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 Consumer Credit Commissioner (“Commissioner”).<sup>2</sup> A property tax lender must comply with all instructions from the OCCC relating to submitting the report.<sup>3</sup> The report is due by March 31 of each year for the prior calendar year’s loan activity.<sup>4</sup>

Tax Loans did not file its 2020 annual report with the Commissioner for one licensed location, under license number 54551 by March 31, 2021.

---

<sup>1</sup> Tex. Fin. Code § 14.208.

<sup>2</sup> Tex. Fin. Code § 351.164.

<sup>3</sup> 7 Tex. Admin. Code § 89.404.

<sup>4</sup> 7 Tex. Admin. Code § 89.404.

The 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.<sup>5</sup>

The Commissioner has reasonable cause to believe that Tax Loans is violating Chapter 351 of the Texas Finance Code, and therefore issues this Order, because Tax Loans failed to timely file its 2020 annual report.

## **Order**

IT IS ORDERED that Tax Loans USA, Ltd.:

1. comply with, and cease and desist from violating, the reporting requirements set forth in 351.164 of the Texas Finance Code and Title 7, Section 89.404 of the Texas Administrative Code;
2. file its 2020 annual report within 30 days of service 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 either by mail to 2601 N. Lamar Blvd., Austin, Texas 78705 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**

If you violate this Order, the OCCC may impose an administrative penalty of up to \$1,000 for each day.<sup>6</sup> Multiple violations may also result in the suspension or revocation of your license.<sup>7</sup>

---

<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:

Audrey Spalding  
Office of Consumer Credit Commissioner  
2601 N. Lamar Blvd.  
Austin, Texas 78705  
Fax: (512) 936-7610  
audrey.spalding@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.<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 Audrey Spalding, Assistant General Counsel, who may be contacted by mail at 2601 N. Lamar Blvd., Austin, Texas 78705, by telephone at (512) 936-7659, or by email to audrey.spalding@occc.texas.gov.

Signed this 25th day of June, 2021.

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

---

<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 the June 25, 2021, a true and correct copy of this Order to File Timely and Accurate Annual Reports has been sent to Tax Loans USA, Ltd. by regular mail and certified mail, return receipt requested, at:

CMRRR# 9214 8901 9403 8300 0039 8028 03

Tax Loans USA, Ltd.

Attn: Daniel Schreimann, Compliance Officer

8445 Freeport Pkwy, Ste. 175

Irving, TX 75063

dan@dsalaw.biz

CMRRR# 9214 8901 9403 8300 0039 8028 10

Tax Loans USA, Ltd.

Attn: David W. Schreimann, Registered Agent

8445 Freeport Parkway, Suite 175

Irving, TEXAS 75063

/s/ Audrey Spalding

Audrey Spalding

Assistant General Counsel

Office of Consumer Credit Commissioner

State Bar No. 24111055

North Lamar Blvd.

Austin, Texas 78705

(512) 936-7659

(512) 936-7610 (fax)

audrey.spalding@occc.texas.gov