OCCC CASE NO. L26-022

IN THE MATTER OF:	BEFORE THE
A & F HOLDINGS, LLC D/B/A BAYSIDE MITSUBISHI	OFFICE OF CONSUMER CREDIT COMMISSIONER
MASTER FILE NO.: 2000066802	STATE OF TEXAS

AGREED ORDER OF REVOCATION

The Office of Consumer Credit Commissioner ("OCCC") issues this Agreed Order of Revocation against A & F Holdings, LLC d/b/a Bayside Mitsubishi ("Bayside Mitsubishi"), based on the violations of law described below.[1]

Statement of Facts and Law

Under Chapter 348 of the Texas Finance Code, a person must hold a motor vehicle sales finance license in order to act as a holder of motor vehicle retail installment contracts.[2] A holder includes a dealer that sells motor vehicles and agrees to accept the cash price in one or more deferred installments.[3] In order to approve a motor vehicle sales finance license application, the OCCC must find that the financial responsibility, experience, character and fitness of a license applicant are sufficient to command the confidence of the public and warrant the belief that the business will be operated lawfully and fairly, within the purposes of Chapter 348.[4]

Bayside Mitsubishi is a motor vehicle dealer that held a motor vehicle sales finance license issued by the OCCC under Chapter 348 of the Texas Finance Code. Bayside Mitsubishi operated under master file number 2000066802 at one licensed location, under license number 164484. Bayside Mitsubishi's license was issued in June 2020. Bayside Mitsubishi's designated compliance officer is Kenny O'Kane, and its designated contact address is 621 Hwy. 146 South, La Porte, Texas 77571. According to the OCCC's licensing records, Alex Sinno is the 100% owner of Bayside Mitsubishi.

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[1] Tex. Fin. Code §§ 14.208, 14.251, 348.508.
[2] Tex. Fin. Code § 348.501.
[3] Tex. Fin. Code § 348.001(3), (7), (8).
[4] Tex. Fin. Code § 348.504(a).

Under Chapter 348, in a motor vehicle retail installment transaction, the dealer must pay in full the outstanding balance of a vehicle traded in not later than the 25th day after: (1) the retail installment contract is signed by the retail buyer and the retail buyer receives delivery of the vehicle being purchased, and (2) the retail seller receives delivery of the motor vehicle traded in and necessary documents to transfer title.[5]

Under Chapter 348, a motor vehicle retail installment contract may include an itemized charge for title or registration fees paid to a public official.[6] Under Chapter 348's implementing rules, a dealer must maintain a copy of a record reflecting the amount paid for title or registration.[7]

Under Chapter 348, a motor vehicle dealer must comply with state statutes, including the Texas Business & Commerce Code, in its retail installment transactions.[8] Chapter 2 of the Business & Commerce Code provides that a contract to sell goods includes a warranty of title, which is the seller's warranty that the title conveyed will be good and that the goods will be delivered free from any security interest or lien of which the buyer has no knowledge.[9]

Under Chapters 14 and 348 of the Finance Code, if the OCCC receives a complaint or other reasonable cause to believe that a person is violating Chapter 348, then the OCCC may require the person to furnish information and may conduct an investigation to discover a violation or obtain required information.[10] Under Chapter 348 and its implementing rules, a dealer must maintain a record of each retail installment transaction and must allow the OCCC to investigate its records and transactions.[11]

Between October 2024 and December 2024, the OCCC received consumer complaints alleging that Bayside Mitsubishi failed to pay off trade-in vehicles.[12] Two of these complaints were from consumers who purchased vehicles from Bayside Mitsubishi and alleged that Bayside Mitsubishi had not paid off a lien for

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[5] Tex. Fin. Code § 348.408(b).
[6] Tex. Fin. Code § 348.005(1).
[7] 7 Tex. Admin. Code §§ 84.707(d)(2)(A)(iv), 84.708(e)(2)(A)(v).
[8] Tex. Fin. Code § 348.008(b).
[9] Tex. Bus. & Comm. Code § 2.312(a).
[10] Tex. Fin. Code §§ 14.202, 348.515.
[11] Tex. Fin. Code §§ 348.515, 348.517; 7 Tex. Admin. Code §§ 84.707, 84.708.
[12] OCCC complaint ID nos. 124176, 124265, 124314, and 124407.

a previous owner.[13] One of these complaints alleged that a purchased vehicle was not properly registered in the buyer's name.[14]

Based on these complaints, in February 2025, the OCCC conducted an onsite investigation of Bayside Mitsubishi at its licensed location at 621 Hwy. 146 South, La Porte, Texas 77571. The dealership was closed to the public. An employee of Bayside Mitsubishi stated that the trade-in vehicles were not paid off due to cash flow issues. The OCCC obtained a list of 27 trade-in vehicles that had not been paid off for more than 25 days. Of these vehicles, four had been sold to subsequent buyers. The OCCC was unable to view complete transaction files because Bayside Mitsubishi's access to its dealer management system had been terminated for nonpayment.

In May 2025, the OCCC sent a request for information to Bayside Mitsubishi. In the request for information, the OCCC instructed Bayside Mitsubishi to perform a self-review, identify transactions where it failed to pay off trade-in vehicles, pay the amounts necessary to pay off outstanding balances on the vehicles, and provide a spreadsheet of affected transactions to the OCCC. Bayside Mitsubishi did not provide the requested information. An employee of Bayside Mitsubishi responded that Bayside Mitsubishi did not have the funds to pay off all the trade-in vehicles. The employee stated that Alex Sinno was paying off some of the vehicles with funds from his other business.

On August 20, 2025, the OCCC issued an Order to Cease and Desist, to Take Affirmative Action, and to Make Restitution against Bayside Mitsubishi.[15] The order was based on Bayside Mitsubishi's violations that included failure to pay off trade-in vehicles within 25 days, selling vehicles without good title, failing to allow the OCCC to investigate records and transactions, failing to furnish information requested by the OCCC, and failure to maintain transaction records. The order required Bayside Mitsubishi to perform a self-review, pay outstanding balances in trade-in vehicles, ensure that vehicles are appropriately titled and registered, refund certain title and registration fees, and take other actions. The order required Bayside Mitsubishi to send a spreadsheet of affected transactions, as well as responses to the OCCC's May 2025 request for information, to the OCCC. The order required Bayside Mitsubishi to take these actions and provide this

[13] OCCC complaint ID nos. 124176 and 124265.
[14] OCCC complaint ID no. 124176.
[15] OCCC case no. L25-087.

information within 30 days of the date of the order. Bayside Mitsubishi did not request a hearing on the order within 30 days after the order was served, so the order became final and enforceable.[16]

Bayside Mitsubishi did not provide the required information to the OCCC within 30 days of the date of the OCCC's August 2025 order. Bayside Mitsubishi provided a partial spreadsheet of affected transactions on October 20, 2025, but this spreadsheet did not include the full buyer's name for each affected transaction, the trade-in balance amount for each transaction, and other information required by the August 2025 order.

On October 31, 2025, the OCCC issued an Order of Revocation against Bayside Mitsubishi. Bayside Mitsubishi timely requested a hearing on the Order of Revocation.

Authority

Under Chapter 348 of the Texas Finance Code, the Consumer Credit Commissioner ("Commissioner") may revoke a motor vehicle sales finance license if: (1) the license holder, knowingly or without exercise of due care, violates Chapter 348, a rule adopted under Chapter 348, or an order issued under Chapter 348; or (2) a fact or condition exists that, if it had existed or had been known to exist at the time of the original application for the license, clearly would have justified the Commissioner's denial of the application.

If the Commissioner has reasonable cause to believe that a person is violating Chapter 14 of the Texas Finance Code, Chapter 348 of the Texas Finance Code, or Chapter 348's implementing rules, the Commissioner may issue an order to cease and desist from the violation, to take affirmative action, or both to ensure compliance.[17] If a person violates a final order, the Commissioner may impose an administrative penalty up to $1,000 per day of violation.[18] Additionally, the Commissioner may order a person who violates Chapter 14, Chapter 348, or Chapter 348's implementing rules to make restitution to an identifiable person.[19]

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[16] Tex. Fin. Code § 14.208(c).
[17] Tex. Fin. Code § 14.208(a).
[18] Tex. Fin. Code § 14.208(c).
[19] Tex. Fin. Code § 14.251(b).

Bayside Mitsubishi violated Chapter 14, Chapter 348, and Chapter 348's implementing rules by failing to pay off trade-in vehicles within 25 days, by charging buyers registration fees that were not actually paid to public officials, by selling vehicles without good title, by failing to allow the OCCC to investigate its records and transactions, by failing to furnish information requested by the OCCC, and by failing to maintain transaction records. Bayside Mitsubishi failed to operate lawfully and fairly within the purposes of Chapter 348. Bayside Mitsubishi violated the OCCC's August 2025 order for more than 12 days of violation by failing to take required actions and failing to provide required information. These violations were committed knowingly or without exercise of due care. These violations would have justified denial of Bayside Mitsubishi's original license application, if these violations had existed or been known to exist at the time of the license application.

Order

By signing below, Bayside Mitsubishi acknowledges these violations, waives all rights to any hearing or appeal, and otherwise agrees to comply with this Order and Texas law.

IT IS ORDERED that:

1. The motor vehicle sales finance license of A & F Holdings, LLC d/b/a Bayside Mitsubishi, master file number 2000066802, license number 164484, is REVOKED.

2. **No later than June 15, 2026,** Bayside Mitsubishi must pay an administrative penalty in the amount of **$12,000.00** to the OCCC.

3. Bayside Mitsubishi must cease and desist entering or taking assignment of motor vehicle retail installment transactions. Bayside Mitsubishi must cease and desist taking credit applications.

4. Bayside Mitsubishi must cease and desist advertising motor vehicle retail installment transactions. Bayside Mitsubishi must remove any advertisements (including any physical signs and any material on a website) suggesting that Bayside Mitsubishi will finance vehicles, that consumers may apply for credit, or that consumers may pay for vehicles in more than one payment.

5. Bayside Mitsubishi must cease and desist collecting any payments on motor vehicle retail installment transactions. Bayside Mitsubishi must cease and desist repossessing motor vehicles, and must cease and desist selling any motor vehicles that it has repossessed.

6. Bayside Mitsubishi must comply with, and cease and desist violating, the requirement to fully pay the outstanding balances of trade-in motor vehicles under Section 348.408 of the Texas Finance Code.

7. Bayside Mitsubishi must cease and desist selling motor vehicles without clear title.

8. Bayside Mitsubishi must cease and desist failing to allow the OCCC to investigate its transactions and records.

9. Bayside Mitsubishi must cease and desist failing to maintain transaction records.

10. **No later than June 15, 2026,** if it has not already done so, Bayside Mitsubishi must perform a self-review and identify each outstanding motor vehicle retail installment transaction, including each sale of a motor vehicle for which Bayside Mitsubishi is accepting payments, holds a lien, has repossessed a motor vehicle that it has not sold, failed to timely pay off a trade-in vehicle, failed to timely transfer title or registration, charged title or registration fees exceeding the amount that Bayside Mitsubishi actually paid to a public official, or sold a vehicle without clear title.

11. **No later than June 15, 2026,** if it has not already done so, for each outstanding motor vehicle retail installment transaction, Bayside Mitsubishi must cease collecting any payments, must release any lien held by Bayside Mitsubishi, must ensure that any lien on a trade-in vehicle purchased by Bayside Mitsubishi has been paid off, must ensure that title and registration have been transferred to the appropriate buyer, must refund any portion of a title or registration fee exceeding the amount that Bayside Mitsubishi actually paid to a public official, and must return any unsold repossessed vehicle to the consumer. Bayside Mitsubishi may not charge a fee to any consumer for releasing any lien.

12. **No later than June 15, 2026,** Bayside Mitsubishi must create a spreadsheet labeled "L26-022_A&FHoldings." The spreadsheet must list each

outstanding transaction that Bayside Mitsubishi identified as described above. If a vehicle was traded in to Bayside Mitsubishi in one transaction and sold to a buyer in another transaction, then Bayside Mitsubishi must include a separate row for each transaction. The spreadsheet must include a row for each consumer and the following columns:

a. Account number
b. First and last name of any retail buyer who traded in or bought vehicle
c. Make, model, year, and vehicle identification number (VIN) of vehicle
d. Date of retail installment transaction
e. Dollar amount of outstanding trade-in balance on date of transaction
f. Dollar amount of trade-in balance paid
g. Date on which the trade-in balance was paid
h. Dollar amount of charges refunded to the buyer
i. Date of each change in title status
j. Description of each change in title status
k. Date of each change in registration status
l. Description of each change in registration status
m. Date of any refund
n. Date on which Bayside Mitsubishi released a lien, if applicable
o. Name of any person that Bayside Mitsubishi assigned the transaction to, if applicable

13. **No later than June 15, 2026,** Bayside Mitsubishi must send a copy of the spreadsheet to the OCCC. The spreadsheet must be sent by email to Matthew Nance at matthew.nance@occc.texas.gov.

14. Bayside Mitsubishi must retain transaction records for each transaction, including copies of any refund checks and any ledgers showing account credits, until the later of the following:
    a. the fourth anniversary of the date of the transaction; or
    b. the second anniversary of the date on which the final entry is made in the record.

15. Bayside Mitsubishi must allow the OCCC to investigate its records to verify compliance with this Order. If the OCCC requests any information regarding a credit transaction, Bayside Mitsubishi must provide the requested information within five days.

16. The Order of Revocation issued against Bayside Mitsubishi on October 31, 2025, is withdrawn and replaced with this Agreed Order of Revocation.

Violation of Order

If Bayside Mitsubishi violates this Order, the OCCC may impose an administrative penalty of up to $1,000 for each day of violation.[20]

Signed this 22nd day of May, 2026.

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

AGREED:

/s/ Alex Sinno
Alex Sinno, Owner
A & F Holdings, LLC d/b/a Bayside Mitsubishi
(signed electronically with permission)

[20] Tex. Fin. Code § 14.208(c).

CERTIFICATE OF SERVICE

I certify that on May 22, 2026, a true and correct copy of this Agreed Order of Revocation has been sent to A & F Holdings, LLC d/b/a Bayside Mitsubishi by the following:

Michael J. Black Burns & Black, PLLC 750 Rittiman Road San Antonio, TX 78209 mblack@burnsandblack.com *Attorney for Bayside Mitsubishi*	☒ email ☐ eFileTexas.gov electronic service ☐ regular mail ☐ certified mail, return receipt requested
A & F Holdings, LLC Attn: Alex Sinno, Owner 621 Hwy. 146 South La Porte, TX 77571 alex.sinno@autosavetx.com alsinno@hotmail.com	☒ email ☐ eFileTexas.gov electronic service ☐ regular mail ☐ certified mail, return receipt requested

/s/ Matthew Nance
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