

OCCC CASE NO. L19-00283

IN THE MATTER OF:	§	BEFORE THE
	§	
	§	OFFICE OF CONSUMER
MASTER FILE NUMBER: 13858	§	
PROPERTY TAX LENDING LP	§	CREDIT COMMISSIONER
17950 PRESTON RD., STE. 650	§	
DALLAS, TEXAS 75252	§	STATE OF TEXAS

**ORDER ASSESSING ADMINISTRATIVE PENALTY
FOR VIOLATION OF INJUNCTIVE ORDER**

The Office of Consumer Credit Commissioner (“OCCC”) issues this Order Assessing Administrative Penalty for Violation of Injunctive Order against Property Tax Lending LP (“Property Tax Lending”).¹

Statement of Facts and Law

Property Tax Lending is a property tax lender licensed by the OCCC under Chapter 351 of the Texas Finance Code. Property Tax Lending operates under master file number 13858 at one licensed location, under license number 54525. Property Tax Lending’s compliance officer is Thomas Irons, and its designated contact address is 17950 Preston Rd., Ste. 650, Dallas, Texas, 75252.

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

On April 22, 2016, the OCCC issued an Order to Timely File Annual Reports against Property Tax Lending for failing to timely file its 2015 annual report. Property Tax Lending did not request a hearing on the order and the order became final. The order required Property Tax Lending to file its 2018

¹ Tex. Fin. Code § 14.208(c).

² Tex. Fin. Code § 351.164; 7 Tex. Admin. Code § 89.404.

³ Tex. Fin. Code § 351.164(b).

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

annual report no later than March 31, 2019. On May 8, 2017, the OCCC issued an Order Assessing Administrative Penalty for Violation of Injunctive Order against Property Tax Lending for failing to timely file its 2017 annual report. Property Tax Lending did not request a hearing on the order.

Property Tax Lending did not file its 2018 annual report with the Commissioner on or before March 31, 2019. In correspondence dated March 15, 2019, the OCCC notified Property Tax Lending that its 2018 annual report had not been received. As of the date of this order, the OCCC has not received Property Tax Lending's 2018 annual report.

Order

IT IS ORDERED that Property Tax Lending LP:

5. pay an administrative penalty in the amount of **\$1,000.00**, calculated as \$1,000.00 each for Property Tax Lending's one licensed location, within 30 days of service of this Order; and
6. file its 2018 annual report within 30 days of service 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.occ.texas.gov. Instructions are available by clicking the "File Annual Report" button on the OCCC's home page, occ.texas.gov. A check made payable to 'Office of Consumer Credit Commissioner' may be mailed to 2601 N. Lamar Blvd., Austin, Texas 78705, for payment of the \$1,000.00 penalty.

Response and Right to Request Hearing

You have the right to request a hearing regarding this Order. 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:

Matthew Nance
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. If you fail to request a hearing by the deadline, this Order will be considered final and enforceable.

All communications with the OCCC concerning this matter must be through Matthew Nance, Deputy General Counsel, who may be contacted by mail at 2601 N. Lamar Blvd., Austin, Texas 78705, by telephone at (512) 936-7660, or by email to matthew.nance@occc.texas.gov.

Signed this 24th day of April, 2019.

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

CERTIFICATE OF SERVICE

I certify that on April 24, 2019, a true and correct copy of this Order Assessing Administrative Penalty for Violation of Injunctive Order has been sent to Property Tax Lending LP by regular mail and certified mail, return receipt requested, at:

CMRRR# 91 7199 9991 7037 5162 1431
Property Tax Lending LP
Attn: Thomas Irons, Compliance Officer
17950 Preston Rd., Ste. 650
Dallas, TX 75252

CMRRR# 91 7199 9991 7037 5162 1448
Property Tax Lending LP
Attn: Thomas J. Irons, Registered Agent
17950 Preston Rd., Ste. 650
Dallas, TX 75252

/s/Matthew Nance
Matthew Nance
Deputy General Counsel
Office of Consumer Credit Commissioner
State Bar No. 24074794
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