

No. **2026-10031**

**Official Order
of the
Texas Commissioner of Insurance**

Date: 07/17/2026

Subject Considered:

Van Zandt Abstract, LLC
128 E. Dallas St.
Canton, Texas 75103-1425

Consent Order
TDI Enforcement File No. 39162

General remarks and official action taken:

This is a consent order with Van Zandt Abstract, LLC (Van Zandt Abstract) for failing to timely submit its annual trust fund account audit report for its fiscal year ending December 31, 2025. Van Zandt Abstract has agreed to pay an administrative penalty of \$4,000.

Waiver

Van Zandt Abstract acknowledges that the Texas Insurance Code and other applicable law provide certain rights. Van Zandt Abstract waives all of these rights, and any other applicable procedural rights, in consideration of the entry of this consent order.

Findings of Fact

Licensure

1. Van Zandt Abstract, firm identification number 137791, holds a title agency license issued by TDI on November 22, 2017.

Late Filing of Annual Escrow Account Audit Report

2. Title agents are required to file with TDI an annual escrow account audit report of its trust fund accounts prepared by a certified public accountant (the report) not later than the 90th day after the date of the end of the title agent's fiscal year.
3. Van Zandt Abstract's fiscal year ended on December 31, 2025.
4. Van Zandt Abstract failed to timely file the report by March 31, 2026.
5. On May 11, 2026, TDI notified Van Zandt Abstract by email that its report was overdue.
6. Later that same day, TDI received Van Zandt Abstract's report, 41 days late.

Conclusions of Law

1. The commissioner has jurisdiction over this matter under TEX. INS. CODE §§ 82.051–82.055, 84.021–84.044, 2551.001, 2551.003, 2651.151–2651.157, and 2651.301; and 28 TEX. ADMIN. CODE § 9.1, which adopts the *Texas Title Insurance Basic Manual* ("Basic Manual").
2. The commissioner has the authority to informally dispose of this matter as set forth in TEX. GOV'T CODE § 2001.056, and TEX. INS. CODE §§ 36.104 and 82.055.
3. Van Zandt Abstract has knowingly and voluntarily waived all procedural rights to which it may have been entitled regarding the entry of this order, including, but not limited to, issuance and service of notice of intention to institute disciplinary action, notice of hearing, a public hearing, a proposal for decision, rehearing by the commissioner, and judicial review.
4. Van Zandt Abstract violated TEX. INS. CODE § 2651.151 by failing to timely submit its annual trust fund account audit report for its fiscal year ending December 31, 2025.

Order

It is ordered that Van Zandt Abstract, LLC pay an administrative penalty of \$4,000 within 30 days from the date of this order. The administrative penalty must be paid as instructed in the invoice, which the department will send after entry of this order.

Signed by:

Amanda Crawford

FE10434BC41A470...

Amanda Crawford
Commissioner of Insurance

Recommended and reviewed by:

Leah Gillum

Leah Gillum, Deputy Commissioner
Fraud and Enforcement Division

A Kalapach

Anna Kalapach, Staff Attorney
Enforcement

Affidavit

STATE OF TEXAS §

COUNTY OF VAN ZANDT §

Before me, the undersigned authority, personally appeared THOMAS BECKHAM
who being by me duly sworn, deposed as follows:

"My name is THOMAS BECKHAM. I am of sound mind, capable of making
this statement, and have personal knowledge of these facts which are true and correct.

I hold the office of OWNER and am the authorized representative of
Van Zandt Abstract, LLC. I am duly authorized by said organization to execute this
statement.

Van Zandt Abstract, LLC has knowingly and voluntarily entered into the foregoing consent
order and agrees with and consents to the issuance and service of the same by the
commissioner of insurance of the State of Texas."

[Signature]

Affiant

SWORN TO AND SUBSCRIBED before me on July 9, 2026.

(NOTARY SEAL)



[Signature]

Signature of Notary Public

Gabrielle Behrend

Printed Name of Notary Public