



## 2542 MONTGOMERY DR. - RESIDENTIAL STRUCTURE

- Substandard case started 1/28/2024.

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards set forth in the Corpus Christi Property Maintenance Code.
- Exterior of the structure is not in good repair, is not structurally sound, and does not prevent the elements or rodents from entering the structure.
- Interior of the structure is not in good repair, is not structurally sound, and is not in a sanitary condition.
- Structure is unfit for human occupancy and found to be dangerous to the life, health, and safety of the public.

City Recommendation: Demolition of residential structure. (Building Survey attached)

Property is in a residential area.

According to NCAD, the owner took possession of property 7/8/1987.

### **Case, Abatement, and Citation History**

Total number of Code complaints: 3

Total number of cases: 15

Owner Compliance: 4

City Abatements: 5

Citations issued: 0



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Date	Case Type	Violation(s)	Status
10/16/2015	Care of Premises	Tall weeds/litter & solid waste/sidewalks, curbs & gutters	Compliant
09/19/2016	Care of Premises	Tall weeds/litter & solid waste	Complaint
10/21/2016	Junked Vehicle	Possible inoperable vehicle	Compliant
10/21/2016	Green Tag	Possible inoperable vehicle	Compliant
06/22/2018	Junked Vehicle	Possible inoperable vehicle	closed
06/25/2018	PMC	Exterior maintenance/weeds/insect screens/accumulation of rubbish/appliances exterior/water system general	Closed
07/13/2018	Care of Premises	Tall weeds/litter & solid waste/sidewalks, curbs & gutters/sidewalk obstruction	closed
09/16/2020	Care of Premises	Tall weeds/litter & solid waste	closed
09/16/2020	PMC	Water system general	closed
11/16/2021	Care of Premises	Tall weeds/litter & solid waste	closed
11/16/2021	Vacant Building	Tall weeds/ litter & solid waste	In Progress
11/16/2023	Unsecured Vacant Building	Unsecured openings	In Progress
1/28/2024	Substandard Structure	Substandard Structure	In Progress
10/30/2024	Vacant Building	Tall weeds, litter and solid waste & sidewalks, curbs and gutters.	In Progress
10/30/2024	Unsecured Vacant Building	Unsecured Vacant Building	In Progress



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**Abatement history for 2542 Montgomery St.**

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Abatement Type</u>
1. 01/24/2022	\$110.15/\$125.00	Mowed/ Removed litter
2. 11/21/2023	\$535.03/\$125.00	Mowed/ Removed litter
3. 04/04/2024	\$110.05/\$125.00	Secured Structure
4. 05/30/2024	\$110.00/125.00	Mowed/Removed litter
5. 04/04/2024	\$370.00/174.00	Moved/Removed litter
Total: \$1,909.33		

CCPD calls to property:

<b>Nature of Call</b>	<b>2542 Montgomery Dr.</b>
Disturbance In Progress	5
EMS Request/Medical Trauma Injury Specify LE Needed	1
Missing Person Runaway	1
Noise Ordinance Violation Music or Party	10
Wanted Person or Property Missing/Wanted Person	1
Attempt to Contact Welfare Concern	4
Missing Person 10 Years or Younger	1
EMS Request/Medical Emergency Choking Victim	1
LE Assist Explain Type	1
Assault In Progress	1
Law Enforcement Investigation Field Event	1
LE Assist Assist CPS	1
Trespassing Violation In Progress	1
Residential Burglary In Progress	1
<b>Grand Total</b>	<b>30</b>



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Attempted contact with Property Owner(s):

**Owner is deceased.** Previous contacts are listed below:

DATE	NAME	CONTACT DETAILS
12/28/2015	Katherine Espinosa	Spoke about cleaning up
09/06/2016	Monica Calvillo	Spoke about violations
12/27/2017	Ms. Espinosa	Spoke about junk vehicles on property
11/16/2017		Attempted to contact with door knock no answer
02/21/2019		Spoke to daughter about violations she stated would get it cleaned up
12/07/2020	Monica Calvillo	Stated property was vacant and would be cleaning up
8/23/2024	Fermina Ramos & Albert Ramos	Appeared at the August BSB hearing stating they wanted to fix property in order to move back into.

10/28/2024

Code Compliance Supervisor: Roland Maldonado

Case# V223506-012824

Property Owner: Est. of Elvira M. Trevino

Address (Residential Commercial): 2542 Montgomery St.

Staff Recommendation(s): **Demolition**

Residential Structure only

Residential and Accessory Structure

Commercial Structure only

Commercial and Accessory Structure

Under the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and due to substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and welfare of the public is henceforth declared.

Therefore, the owner be required to **demolish** the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

#### Notices

1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

#### Additional

1. Owner Deceased:  No  Yes If deceased verification by: Obituary Death Certificate
2. Structure Entered by: Search Warrant Consent Given by: Unsecure
3. Taxes due:  Current Past due -Amount owed: \$16,084.13
4. Utilities: Active Inactive-Last active date: 7/30/2018
5. Year Structure Built: 1988
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

## COMPLAINT

Monday, October 28, 2024

Building Standards Board  
City of Corpus Christi  
2406 Leopard St.  
Corpus Christi, Texas 78408

**RE: 2542 Montgomery St.**

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**Case # V223506-012824**

**OWNER: Est. of Elvira M. Trevino**

**Code Compliance Supervisor  
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **January 26, 2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

Staff recommends a hearing be set for not less than ten (10) days or more than forty-five (45) days from the date of this complaint. At this hearing staff recommendation for the above listed property will be repair/**demolition**.

If you have any questions concerning the above, please call (361) 826-3046.

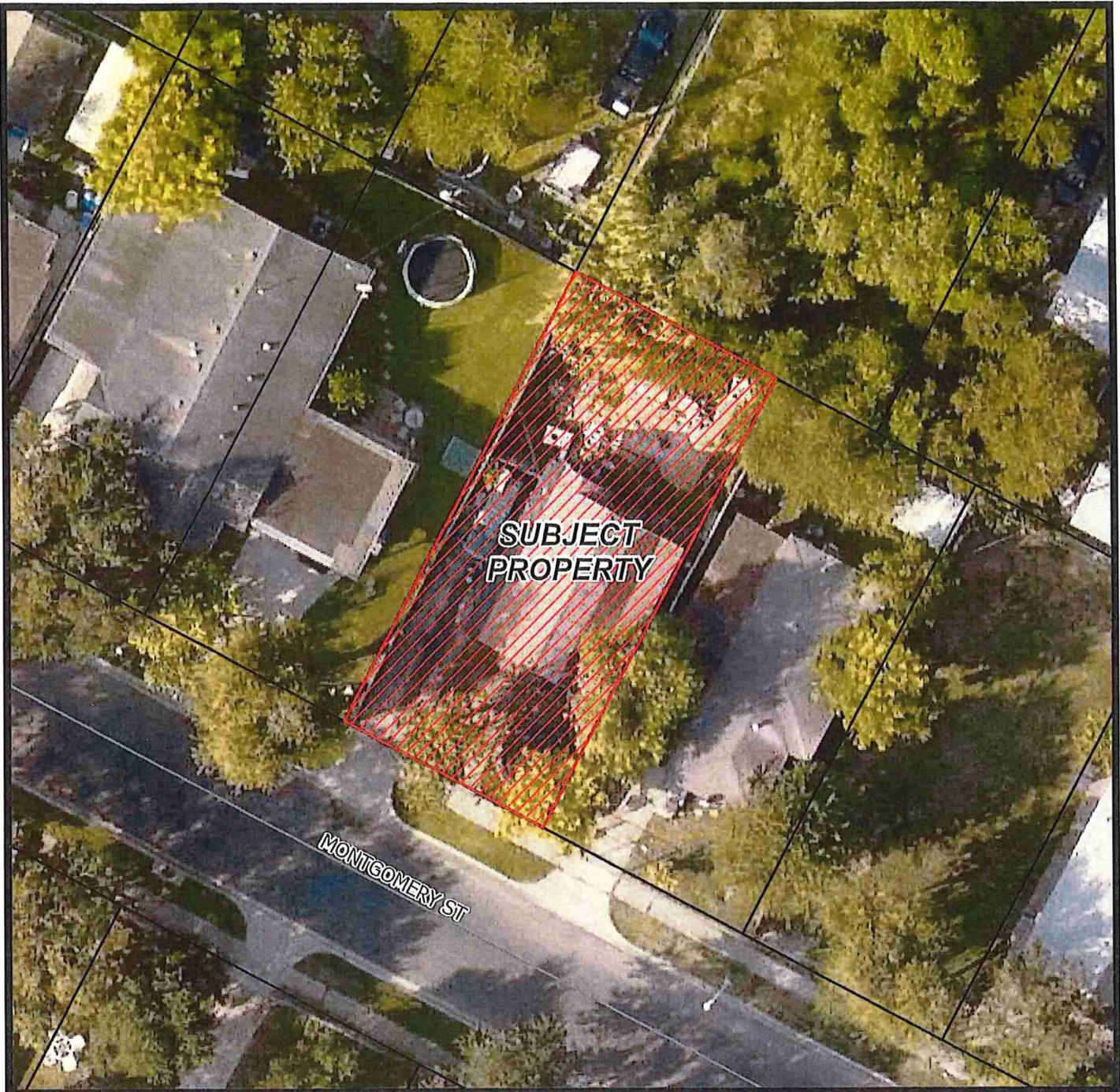


Roland Maldonado  
Supervisor  
Development Services  
Code Compliance Division

cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena,  
William Ewing, Chic Henderson

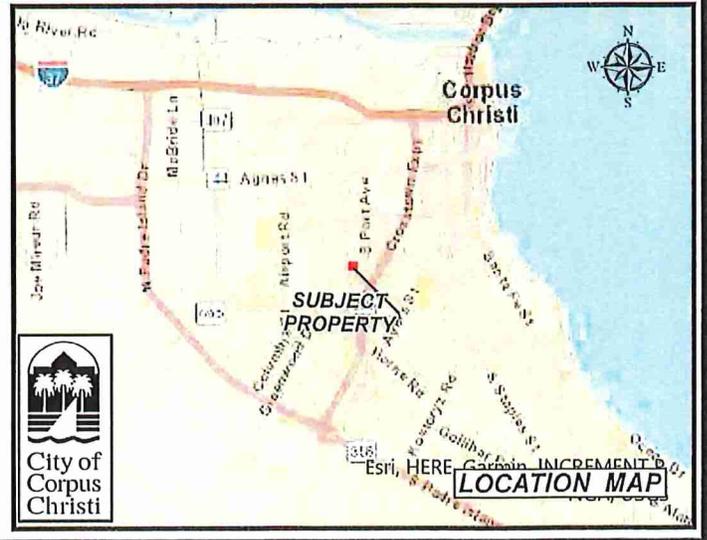
**CASE TIMELINE FOR 2542 MONTGOMERY ST.**

<b>Activity</b>	<b>Date</b>	<b>Legal Requirement</b>	<b>Legal Reference</b>
Code Enforcement Notified of Potential Violation	1/26/2024	n/a	n/a
Initial Inspection Completed	3/20/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/22/2024	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	5/20/2024 & 5/21/2024	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	6/22/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	2/29/2024	Returned cert mail rec'd-Return to sender, unclaimed, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	5/28/24-5/31/24 & 6/3/24-6/7/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	4/23/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	5/16/2024	Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	10/28/2024	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	10/29/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/28/2024 & 10/29/2024	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	10/30/2024	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	11/11/24-11/15/24 & 11/18/24-11/20/24	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/15/2024	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/21/2024	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



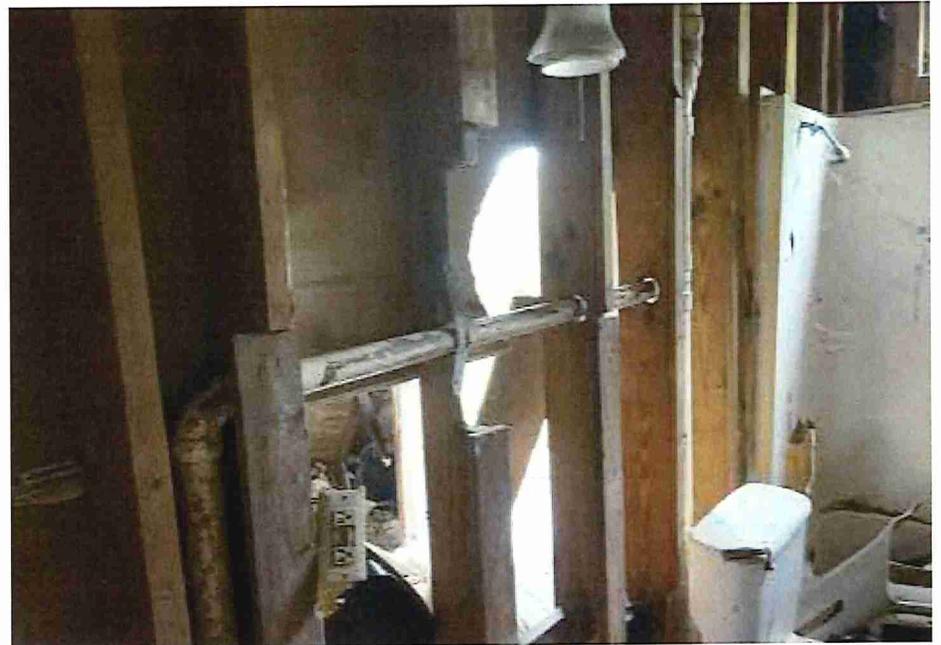
# 2542 MONTGOMERY ST

*Aerial View*

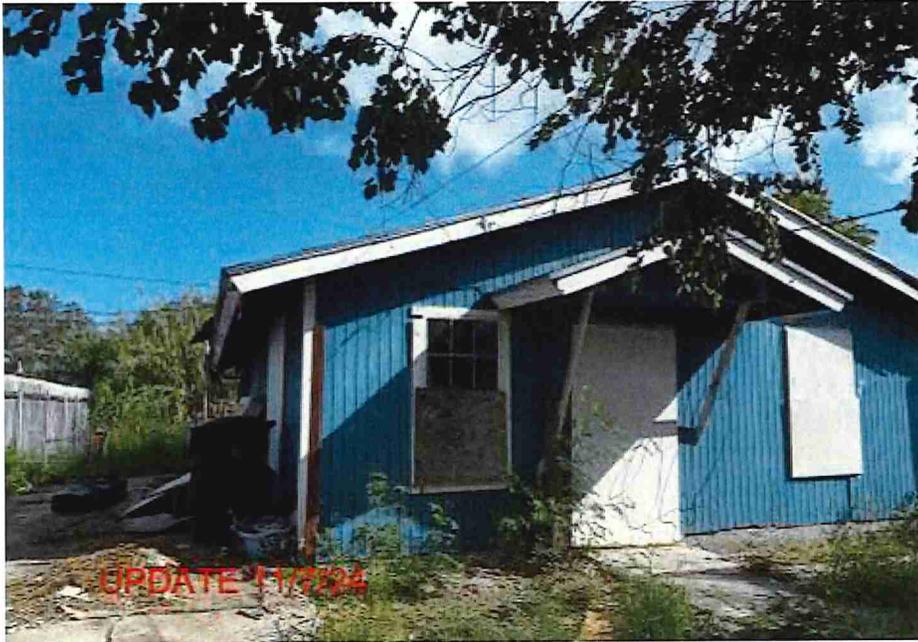


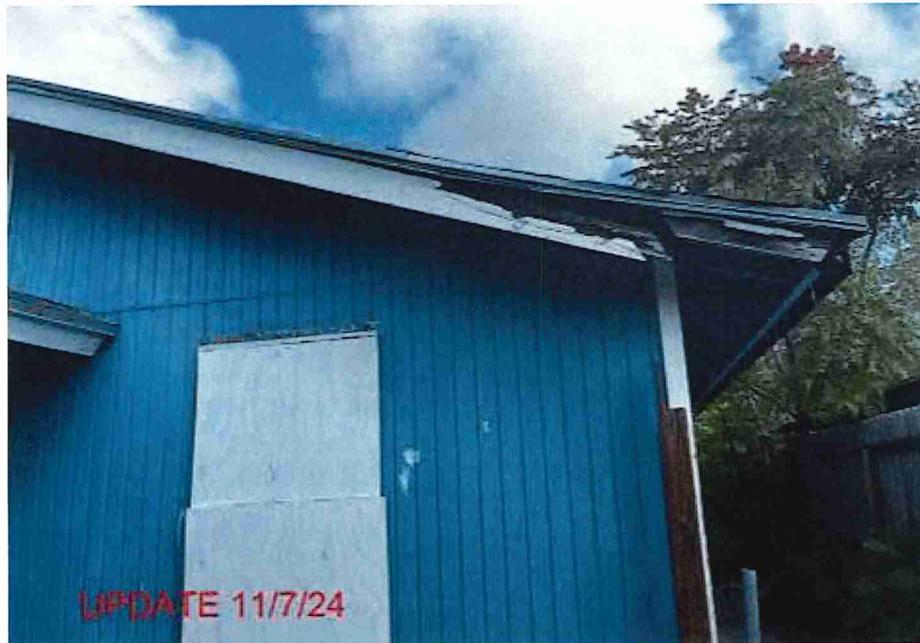












# City of Corpus Christi – BUILDING SURVEY

Account Number: 4032-0006-0110

Inspection Date: 1/26/2024

Zoning Use: RS-6

Revised Date: 03/21/2024

Officer: Diana T. Garza

Property Address: 2542 MONTGOMERY ST

Legal Description: LA ARBOLEDA BLK 6 LOT 11

Owner: TREVINO ELVIRA M EST OF

Mail to: 2542 MONTGOMERY ST.

City, State, Zip: CORPUS CHRISTI, TX 78405

Dwelling       Commercial       Accessory       Sq. Ft.      1  Story  
 Wood Frame       Masonry       Fire Damage       # of Units       Inside Inspection  
 Vacant       Occupied       Open       Placard

Placard Posted on: 3/20/2024

**Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.**

### Permits Required:

Building       Plumbing       Electrical       Mechanical  
 Fire       Health       Other:

### Smoke Alarms:

Missing       Inoperative       Improperly Located       Additional Alarms Required

#### OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

Charred Wood  
 Rotten Wood  
 Rotten Corner Boards  
 Missing Boards  
 Badly in Need of Paint  
 Siding Broken / Missing  
 Holes  
 Cracks  
 Buckled  
 Leans  
 Missing Brick  
 Loose Brick  
 Damaged Exterior Trim  
 Other:

#### ROOF:

(304.1 & 304.7)

Type:

Charred Wood  
 Rotten Eaves  
 Rotten Rafter Tails  
 Rotten Decking  
 Missing Shingles  
 Deteriorated Shingles  
 Leaks  
 Sags  
 Buckled  
 Collapsed  
 Worn  
 Torn  
 Holes  
 Other:

#### FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

Inadequate Support  
 Rotten Wood  
 Piers Lean  
 Piers Missing  
 Cracks/Perimeter Wall  
 Cracks/Slab  
 Pads Missing/Cracked  
 Missing Skirting  
 Missing Access Cover  
 Exposed Sills  
 Rotten Sills  
 Damaged Floor Joist  
 Sagging Floor Joist  
 Other:

**WINDOWS:** (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

- Charred Wood
- Broken Glass
- Missing Screens
- Torn Screens
- Missing / Broken Sash
- Do Not Open
- Rotten Sills
- Rotten / Broken Frames
- Other:

**PORCHES:** (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

- Charred Wood
- Missing / Broken Boards
- Loose
- Rotten Wood
- Inadequate Support
- Support Post Missing
- Support Post Loose
- Faulty Weather Protection
- Other:

**DOORS:** (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

- Charred Wood
- Missing
- Damaged
- Poor Fit
- Damaged / Missing Screen(s)
- Off Hinges
- Blocked Exit
- Rotten
- Other:

**STEPS:** (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

- Charred Wood
- Rotten Wood
- Missing Boards
- Inadequate Support
- Missing Handrails
- Faulty Weather Protection
- Other:

**PLUMBING: BATHTUB / SHOWER**

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

- Missing
- Faucets Loose / Broken / Missing
- No Anti-Siphon Faucets
- Missing Overflow Plate
- Missing Tap
- Missing Shower Head
- Not Vented
- Disconnected
- Stopped Up
- Damaged Shower Stall
- Other:

**PLUMBING: WATER CLOSET**

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

- Missing
- No Anti-Siphon Ballcock
- Stopped Up
- Poorly Anchored
- Seeps Around Bowl
- Water Supply Line Leaks
- Flush Eil Leaks
- Runs Constantly
- Tank Broken / Cracked
- Bowl Broken / Cracked
- Disconnected
- Missing Flush Handle
- Missing Flapper
- Urinal; No Back-Flow Preventive
- No Elongated Bowl / Open-end Seat
- Other:

**WATER HEATER:**

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)

- Gas
- Electric
- Missing
- Disconnected
- Temperature Pressure Release Valve Missing
- Temperature Pressure Release Valve Broken
- Drain Line Missing
- Not Approved Pipe
- Not Extended Outside
- Elbowed Down
- Vent Missing / Loose
- No Double Wall Pipe / Attic
- Nonconforming Vent
- Inadequate Combustion Air
- Thermostat Missing / Damaged
- No Gas Cut Off
- Missing Firebox Door
- Gas Supply Line Not Approved Pipe
- Gas Fired – Located in Bathroom
- Gas Fired – Located in Bedroom
- Fire Damaged
- Other:

**LAVATORY:** (404.4.3, 502.1, 502.2, 502.3  
502.4, 504.1, 504.2, 504.3, 505.1.1,  
506.1 & 506.2)

- Missing
- No Anti-Siphon Faucets
- Faucets Leak / Broken / Missing
- "P" Trap Leaks / Missing
- Defective Trap
- Stopped Up
- Water Supply Line Leak
- Loose from Wall
- Nonconforming Waste Line
- Disconnected
- Other:

**KITCHEN SINK:** (305.1, 305.3, 502.1,  
505.1.1, 506.1 & 506.2)

- Defective Trap
- Faucets Loose / Broken
- Faucets Missing
- "P" Trap Rubber Hose
- Trap Leaks / Missing
- Stopped Up
- Disconnected
- Damaged Counter Top
- Damaged Back Splash
- Other:

**ELECTRICAL SERVICE:** (604.1, 604.2  
604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1  
605.1, 605.2 & 605.3)

- Service Panel Burned
- Service Missing
- Service Appears Below Code
- Two-Wire Service
- Inadequate
- Defective
- Disconnected
- Service Not Grounded
- Missing Breakers / Fuses
- Missing Interior / Exterior Panel Cover
- Exposed Wiring
- Nonconforming Wiring in Panel
- Drops Too Low
- Other:

**GAS SYSTEM:** (602.1, 602.2, 602.3, 602.5  
603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)

- Gas Pressure Test Required
- Gas Leak
- Line Appears to Enter Building Below Grade Level
- Gas Supply Not Approved Pipe
- Rubber Hose to Space Heaters
- Non-Rigid Pipe Run Through Partition Wall
- Other:

**PLUMBING MISCELLANEOUS:**

- (504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
- Open Clean Out / Water Leak; Yard / Under House
  - Vent Stack Missing / Broken
  - Vent Stack Not Extended Through Roof
  - Rain Guard Damaged / Missing
  - Exposed Exterior PVC Pipe
  - PVC Water Supply Lines
  - Washer No "P" Trap / Not Vented / Not Cut Offs
  - Sewer Line Stopped Up
  - Sewer Running Out on Ground
  - Other:

**INSIDE WALLS AND CEILINGS:**

- (305.1, 305.2, 305.3 & 404.3)
- Charred Wood
  - Paint Deteriorated
  - Cracks
  - Holes
  - Torn Wallpaper
  - Damaged Paneling
  - Sheetrock Broken / Missing / Holes, 506.1 & 506.2
  - Sheetrock Mildewed / Buckled
  - Ceiling Damaged / Missing
  - Water Damaged / Smoke Damaged
  - Impervious Material Around Tub
  - Enclosure Damaged / Missing
  - Walls Around Tub Not Water Resistant
  - Inadequate Ceiling Height
  - Other:

**SYSTEM:**

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

- Burned Wiring / Plugs / Switches
- Burned Fixtures
- Less Than 1 Duplex Recept. /20 liner ft-Bedroom/Living Rm/Dining Rm/Den/Kitchen
- No Small Appliance Circuits Over Kitchen
- Counter Space with GFCI
- Only One Small Appliance Circuit Over Kitchen
- Counter Space with NO GFCI
- Kitchen Appliance Circuits – No GFCI
- Plugs Missing / Loose / Broken
- Switches Missing / Loose / Broken
- Fixtures Missing / Loose / Broken
- Missing Switch Cover / Plug Covers
- Extension Cords in Place of Permanent Wiring
- Bathroom Circuit NO GFCI
- Conduit Broken / Loose / Missing
- No Separate Circuit For
- No Disconnect for Air Conditioner
- Exterior Lights Missing; Front / Back / Side
- Porch Lights Broken / Missing / Loose
- Other:

**INTERIOR FLOORS:**

(305.1, 305.2, 305.3 & 305.4)

- Charred Wood
- Rotten Wood
- Missing Boards
- Holes
- Cracks
- Not Level
- Buckled
- Torn
- Damaged
- Other:

**MECHANICAL:**

(403.1, 403.2, 603.1 & 603.6)

- Vented Wall Heater Damaged / Missing
- Floor Furnace Damaged / Missing
- Nonconforming Gas Line to Space Heater
- Wall Heater with No Vent in Bathroom
- Thermostat Damaged / Missing
- Gas-Fired Heating Appliance within 2' of Tub / Shower / Water Closet
- Condensing Unit Damaged / Missing
- No Vent Fan or Window in Bathroom
- Vent Fan Missing / Not Operable
- Heat with No Vent in Commercial Building
- Fire Damage
- Other:

**ACCESSORY SURVEY:**

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)

- TYPE: \_\_\_\_\_
- Roof Type:
  - Rotten
  - Loose
  - Torn
  - Holes
  - Missing
  - Walls Type:
  - Rotten
  - Leaning
  - Buckled
  - Missing
  - Other:

**UNSANITARY CONDITIONS:**

(308.3, 309.1, 504.1 & 505.1.2)

- No Hot and Cold Water Supply
- Insect, Roach, Rodent Infestation
- Lacks Adequate Garbage Containers
- Other:

- Foundation Type:
- Sunken
- Rotten Sills
- Other:

VIOLATION(S): 2542 MONTGOMERY ST.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

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304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

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304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

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304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

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304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

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304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

\*\*\*

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

\*\*\*

504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

\*\*\*

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, toilet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code as adopted and amended by the City.

Exceptions: Facilities constructed lawfully without hot water.

\*\*\*

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exception: 1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provide that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code as adopted and amended by the City.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

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605.2 Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.



**CASE DOCUMENTATION FOR VIOLATION LETTERS MAILED FOR BSB HEARING**  
**[ALL LETTERS ARE MAILED CERTIFIED AND FIRST CLASS]**

Case No: B1 Letters, V223506-012824

ADDRESS: 2542 MONTGOMERY ST.

Tax Account No: 4032-0006-0110

Owner(s): ELVIRA TREVINO

LAST UPDATED ON: Thursday, June 27, 2024

LETTERS MAILED from 3/22/2024 TO 3/22/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
TREVINO ELVIRA M EST OF 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	DECEASED OWNER	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF ELVIRA M TREVINO AKA ELVIRA MATA TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	DECEASED OWNER'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
HERLINDA ELIZONDO AKA LINDA ELIZONDO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
HERLINDA ELIZONDO AKA LINDA ELIZONDO 1010 AZALEA DR. CORPUS CHRISTI, TX. 78408	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/16/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
FERMIN RAMOS AKA NORMA RAMOS 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/8/24- VACANT
FERMIN RAMOS AKA NORMA RAMOS 3250 MAC ARTHUR ST. CORPUS CHRISTI, TX 78416	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/30/24- UNCLAIMED
MARIA HERRERA	HEIR	B1 Letter Mailed on 3/22/2024

2542 MONTGOMERY CORPUS CHRISTI, TX. 78405		RETURNED MAIL REC'D 4/29/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
MARIA HERRERA 4625 KOSTORYZ RD APT 4 CORPUS CHRISTI, TX. 78415	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/8/24- VACANT
ROSE GONZALEZ AKA ROSIE GONZALES 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/29/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
ROSE GONZALEZ AKA ROSIE GONZALES 15433 FM 1325 APT. 911 AUSTIN, TX. 78728	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 5/20/24- RETURN TO SENDER UNABLE TO FORWARD
MARY LOU PEREZ 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/29/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
MARY LOU PEREZ 1737 SHERMAN ST. CORPUS CHRISTI, TX. 78416	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/16/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
KATHERINE ESPINOSA AKA KATHY ESPINOSA AKA KATHERINE T. ESPINOSA 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/12/24- UNCLAIMED
UNKNOWN HEIRS OF KATHERINE ESPINOSA AKA KATHY ESPINOSA AKA KATHERINE T. ESPINOSA 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	DECEASED HEIR'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
SYLVIA GARZA 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
SYLVIA GARZA	HEIR	B1 Letter Mailed on 3/22/2024

1538 E. ALBA DR. CASA GRANDE, AZ. 85122		
TELEFORO TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/4/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
TELEFORO TREVINO 3629 BRANIFF ST. CORPUS CHRISTI, TX. 78405-2803	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED GREEN CARD REC'D 3/29/24- SIGNED AND REC'D BY L. CASTANEDA DATE OF DELIVERY 3/25/24
HERBERTO TREVINO AKA HERBERTO RENE TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/16/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
UNKNOWN HEIRS OF HERBERTO TREVINO AKA HERBERTO RENE TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	Choose one from list	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
RAMIRO TREVINO AKA RAMIRO ENRIQUE TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/30/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF RAMIRO TREVINO AKA RAMIRO ENRIQUE TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	DECEASED HEIR'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
PRISCILLA ESPINOZA 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
PRISCILLA ESPINOZA 2618 HALSEY ST. CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED GREEN CARD REC'D 3/28/24- SIGNED, REC'D AND DATE OF DELIVERY LEFT BLANK
VALERIE ESPINOZA 2542 MONTGOMERY	DECEASED HEIR'S UNKNOWN HEIRS	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/4/24-

CORPUS CHRISTI, TX. 78405		RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
VALERIE ESPINOZA 3536 OLSEN CORPUS CHRISTI, TX. 78411	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/30/24- UNCLAIMED
LORENZO ESPINOZA 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/12/24- UNCLAIMED
GILBERT RICALDAY 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
GILBERT RICALDAY 1305 TYLER AVE. CORPUS CHRISTI, TX. 78415	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED GREEN CARD REC'D 3/29/24- SIGNED AND REC'D BY C. TREVINO DATE OF DELIVERY 3/29/24
MANUEL A. RICALDAY 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
MANUEL A. RICALDAY 1305 TYLER AVE. CORPUS CHRISTI, TX. 78415	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED GREEN CARD REC'D 3/29/24- SIGNED AND REC'D BY C. TREVINO DATE OF DELIVERY 3/29/24
RAMIRO TREVINO AKA RAMIRO ENRIQUE TREVINO 345 SHAWNEE ST CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/15/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF RAMIRO TREVINO AKA RAMIRO ENRIQUE TREVINO 345 SHAWNEE ST CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/16/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RAMIRO ENRIQUE TREVINO JR 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT

		UNABLE TO FORWARD
RAMIRO ENRIQUE TREVINO JR 345 SHAWNEE ST CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/16/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
RAMIRO ENRIQUE TREVINO JR 3535 NAPLES ST. CORPUS CHRISTI, TX. 78415	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
MIGUEL ANGEL TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/4/24- RETURN TO SENDER UNDELIVERABLE AS ADDRESSED UNABLE TO FORWARD
MIGUEL ANGEL TREVINO 345 SHAWNEE ST CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/16/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
STEPHANIE MARIE TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
STEPHANIE MARIE TREVINO 345 SHAWNEE ST CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/16/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
STACEY MARIE TREVINO 2542 MONTGOMERY CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/1/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
STACEY MARIE TREVINO 345 SHAWNEE ST CORPUS CHRISTI, TX. 78405	HEIR	B1 Letter Mailed on 3/22/2024 RETURNED MAIL REC'D 4/16/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD