

#### 5453 WHARTON ST - RESIDENTIAL & ACCESSORY STRUCTURE

Substandard case started 12/12/2024.

Structures deemed substandard based on the following findings:

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

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

Property located in a residential area and a main thoroughfare street. (Santa Ana St.)

According to NCAD, Torres Santos ET UX is listed as the owner although there is no recorded deed on file for the property.

#### Case, Abatement, and Citation History

Total number of Code complaints: 11

Total number of cases: 13

Owner Compliance: 1

City Abatements: 2

Citations issued: 7



# 5453 WHARTON ST – RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
08/15/2025	Unsecure Vacant Building	Unsecured Openings	In progress
08/15/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
12/13/2024	Substandard Structure	Main and accessory structure with extensive fire damage and unfit for human occupancy	In progress
11/15/2024	Unsecured Vacant Building	Unsecured Openings	Expired
08/13/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
07/01/2024	Junked Vehicle	Inoperable vehicle	Removed by owner
07/01/2024	Care of Premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
02/11/2022	PMC Standards	Exterior Maintenance	Expired
02/11/2022	Care of Premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
10/18/2019	Care of Premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
09/13/2017	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/20/2017	Care of Premises	Tall weeds and litter and solid waste	Expired
07/10/2014	Care of Premises	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired



#### 5453 WHARTON ST - RESIDENTIAL & ACCESSORY STRUCTURE

## Abatement history for 5453 Wharton St.

 Date
 Cost/Admin Fee
 Case Type

 1. 04/14/2025
 \$134.54 / \$125
 Tall weeds

 2. 03/30/2018
 \$326 / \$73
 Tall weeds

Total: \$658.54

# CCPD calls to property:

Nature of Call	5453 Wharton St.
Attempt to Contact	2
Broadcast Info	1
Burglary	3
Drug Enforcement	2
Dumping	1
Fireworks Possession or Use	1
Incomplete or Dropped 911 Call	2
On View Investigation	1
Property or Item Found	2
Quality of Life	2
Residential	1
Serve Court Subpoena	4
Trespassing Violation	1
Telephone Reporting Unit	2
Unauthorized Use of Motor Vehicle	1
Search Warrant	1
Wrecker Request	2
Grand Total	29



## 5453 WHARTON ST – RESIDENTIAL & ACCESSORY STRUCTURE

# Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
		**PROPERTY OWNERS ARE
		DECEASED**

11/3/2	2025				
Code Compliance Supervisor: Roland Maldonado					
Case#	V248998-121324				
Prope	rty Owner: Torres Santos ET UX				
Addres	ss (⊠Residential □Commercial)	<u>:</u> 5453 Wharton St			
Staff R	ecommendation(s): Demolition				
⊠Resi	idential Structure	⊠Accessory Structure(s)			
Com	nmercial Structure only	☐ Commercial and Accessory Structur	re		
due to	-	)(1)(c) of the Corpus Christi Property Ma lition of the structure(s), a hazard to the red.			
	ays. If demolition is not started and	<b>nolish</b> the residential and accessory struc I completed as required, then the City be			
Notice:	<u>s</u>				
1. 2. 3. 4.	Letters of substandard conditions Final notice sent by certified mail Certified letter of hearing sent by Notice of hearing published in ne	l. v certified mail			
Additio	onal				
1. 2. 3. 4. 5.	Structure Entered by: ⊠Search V Taxes due: □ Current □ P	If deceased verification by: ⊠Obituary Varrant □Consent Given by: Owner ast due -Amount owed: \$9,599.56 active-Last active date: 8/28/24	□Death Certificate □Unsecure		

□No

7. Code Enforcement Maintaining Property:  $\boxtimes Yes$ 

#### COMPLAINT

Monday October 27,2025

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

RE: 5453 WHARTON ST (Residential & Accessory Structure) Case # V248998-121324

OWNER: TORRES SANTOS ET UX

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 **December 12**, 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, John Solberg, Merced V. Pena, William B. Ewing Jr, Chic G. Henderson, Lynne Hurlburt

CASE TIMELINE FOR 5453 WHARTON ST			
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	12/12/2024	n/a	n/a
Initial Inspection Completed	12/12/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	4/30/2025	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	9/12/2025 & 9/15/2025	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	9/16/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	5/19/2025	Return mail rec'vd 5/19/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	9/22/25-9/26/25 & 9/29/25-10/3/25	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	5/31/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	9/16/2025	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	10/27/2025	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	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	1	City Ordinance Sec.13- 22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	10/27/2025		City Ordinance Sec. 13- 22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025		Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025		City Ordinance Sec. 13-22 (C)



# 5453 WHARTON ST

Aerial View















































# City of Corpus Christi – BUILDING SURVEY

Account Number: 5362-0005-0150		
Inspection Date: 12/12/2024		
Zoning Use: RS-6		
Revised Date: 04/23/2025		
Officer: Grace Elledge		
<u>-</u>		
Property Address: 5453 WHARTON ST		
Legal Description: MORAVIAN VILLAGE	#3 BLK 5 LOT 15	
Owner: TORRES SANTOS ET UX		
Mail to: 5453 WHARTON		
City, State, Zip: CORPUS CHRISTI, TX 7	<sup>7</sup> 8415	
X Dwelling Commercy X Wood Frame Masonry X Vacant Occupied Placard Posted on: 4/23/2025  Corrections must be made to the item( Code and/or ordinances of the City of Commercy	XFire Damage 1 Y XOpen X S) checked below to comply with to	Sq. Ft. 1Story# of Units XInside InspectionPlacard  he Corpus Christi Property Maintenance ordinances are applicable: Building
Plumbing, Electrical, Mechanical, Fire,  Permits Required:BuildingPlumbingFireHealth	Health and Zoning.	Mechanical
Smoke Alarms:		
MissingInoperativ	/eImproperly Located	Additional Alarms Required
	ROOF: (304.1 & 304.7) Type: (Charred Wood (Rotten Eaves (Rotten Rafter TailsRotten DeckingMissing Shingles	FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate SupportPiers LeanPiers Missing Cracks/Perimeter Wall
X         Holes           X         Cracks           Buckled	Deteriorated ShinglesLeaksSagsBuckledCollapsedWorn	Cracks/Slab Pads Missing/Cracked Missing Skirting Missing Access Cover Exposed Sills Rotten Sills
X	Deteriorated ShinglesLeaksSagsBuckledCollapsed	Cracks/Slab Pads Missing/Cracked Missing Skirting Missing Access Cover Exposed Sills

\_Other:

Other:

	<b>WINDOWS:</b> (304.1, 304.2 304.1 304.13.1, 304.13.2, 304.14 &		HES: (304.1, 304.2, 30 2, 305.4, 305.5 & 307.1)		DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18,
	304.17)				305.6 & 702.1)
<u>X</u>	Charred Wood	XCharre	ed Wood	X	_Charred Wood
<u>X</u>	Broken Glass	XMissin	g / Broken Boards	Χ	_Missing
<u>X</u>	Missing Screens	Loose		X	_Damaged
	Torn Screens	XRotten	Wood	X	_Poor Fit
	Missing / Broken Sash	XInaded	juate Support		_Damaged / Missing Screen(s)
	Do Not Open	Suppo	rt Post Missing		_Off Hinges
	Rotten Sills	Suppo	rt Post Loose		_Blocked Exit
<u>X</u>	Rotten / Broken Frames	Faulty	Weather Protection	( <u></u>	_Rotten
	Other:	Other:		-	_Other:
	STEPS: (304.1, 304.2		PLUMBING:		
	304.10, 304.12, 305.4 & 305.5)		(403.2, 502.1 & 505.3)	, 502.2, 502	2.3, 504.1, 504.2, 504.3, 505.1.1,
,	Charred Wood		Missing		
	Rotten Wood		Faucets Loos	se / Broken	/ Missina
	Missing Boards		No Anti-Sipho		
Χ	Inadequate Support		Missing Over		
	Missing Handrails		Missing Tap		
	Faulty Weather Protection		Missing Shov	ver Head	
	Other:		Not Vented		
			XDisconnected	d	
			Stopped Up		
			Damaged Sh	ower Stall	
			Other:		
	PLUMBING: WATER CLOSET		WATER HEA	TER:	
	(404.4.3, 502.1, 502.2, 502.3, 502 504.1, 504.2, 504.3, 505.1.1, 506		, (505.4, 603.1	, 603.2, 603	.3, 603.4 603.5 & 603.6)
	Missing		Gas		
	No Anti-Siphon Ballcock		Electric		
	Stopped Up		Missing		
	Poorly Anchored		XDisconnected		
	Seeps Around Bowl				elease Valve Missing
	Water Supply Line Leaks				elease Valve Broken
	Flush Ell Leaks		Drain Line Mis	•	
	Runs Constantly		Not Approved		
	Tank Broken / Cracked		Not Extended		
	Bowl Broken / Cracked		Elbowed Dow		
Χ	Disconnected		Vent Missing		•
	Missing Flush Handle		No Double Wa	5	IC
	Missing Flapper Urinal; No Back-Flow Preventive		Nonconformin	-	i to
		not.	Inadequate C		
	No Elongated Bowl / Open-end SeOther:	zal	Thermostat M		naged
	Outer.		No Gas Cut C		
			Missing Firebo		royed Pine
			Gas Supply Li		
			Gas Fired – Lo		
			Fire Damaged		Salooni
			Other:	•)	

	<b>LAVATORY:</b> (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1,	<b>GAS SYSTEM:</b> (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	
5	Missing	Gas Pressure Test Required
_	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing	Gas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
7	Loose from Wall	
	Nonconforming Waste Line	
<u>X</u>	Disconnected	
	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
<u>X</u>	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
	Service Panel Burned	XCharred Wood
	Service Missing	XPaint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
	Inadequate	Torn Wallpaper
	Defective	XDamaged Paneling
<u>X</u>	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	XWater Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

	SYSTEM:	INTERIOR FLOORS:
	(604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3)	(305.1, 305.2, 305.3 & 305.4)
	Burned Wiring / Plugs / Switches	XCharred Wood
	Burned Fixtures	X Rotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	XMissing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	XHoles
	No Small Appliance Circuits Over Kitchen	XCracks
	Counter Space with GFCI	Not Level
	Only One Small Appliance Circuit Over Kitchen	Ruckled
	Counter Space with NO GFCI	Torn
	Kitchen Appliance Circuits – No GFCI	XDamaged
X	Plugs Missing / Loose / Broken	Other:
Χ	Switches Missing / Loose / Broken	
X	Fixtures Missing / Loose / Broken	
X	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	
X	Exterior Lights Missing; Front / Back / Side	
X	Porch Lights Broken / Missing / Loose	
	Other:	
	(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	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)  TYPE: Roof Type:RottenLooseTornHolesMissingWalls Type:RottenLeaning
	Fire Damage	Buckled
	Other:	Missing
		Other:
	UNSANITARY CONDITIONS:	
	(308.3, 309.1, 504.1 & 505.1.2)	Foundation Type:
	No Hot and Cold Water Supply	Sunken
	Insect, Roach, Rodent Infestation	Rotten Sills
	Lacks Adequate Garbage Containers	Other:
	Other:	



\_Sunken \_Cracked \_Rotten \_Other:

# **CODE ENFORCEMENT DIVISION**

# ACCESSORY BUILDING SURVEY



Address:	5453 WHAR	TON ST					
Legal Description:	MORAVIAN V	MORAVIAN VILLAGE #3 BLK 5 LOT 15					
Tax Account No:	5362-0005-0	150					
Property Owner:	TORRES SAN	TOS ET UX					
Mailing Address:	5453 WHART	ΓΟΝ					
City, State, Zip:	CORPUS CHR	RISTI, TX 78415					
Inspection Date: Zoning District:	12/12/2024						
Compliance Officer: Placard Date:	Grace Elledge 4/23/2025						
Case No:	V248998-121	1324					
Corrections must be m and/or ordinances of the Electrical, Mechanical,	he City of Corp	us Christi. The f	ow to comply wit following city ordi	h the Corpus Ch nances are appl	risti Prop icable: B	perty Maintenance Building, Plumbing,	Code
Permits required:	Building	Plumbing	Electrical	Mechanical	Fire	Other:	
Accessory Structure Ty (302.7, 304.1, 304.2, 304.4		04.7, 305.1 & 305.2	Wood Frame	Masonry	Fire Da	amage	
Roof Type:							
X Rotten							
Loose							
Torn							
X Holes							
Missing							
XOther:							
Wall Type:							
XRotten							
X Leaning							
Buckled							
Missing							
XOther:							
Foundation Type:							

#### **VIOLATION(S): 5453 WHARTON ST**

- 108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.
- 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.
- 302.7 Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.
- 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- 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.
- 304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
- 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.
- 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.
- 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
- 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.
- 309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
- 503.4 Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

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.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes. Exception: Electric service may be maintained if installed lawfully.

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

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, V248998-121324

ADDRESS: 5453 WHARTON ST Tax Account No: 5362-0005-0150 Owner(s): SANTOS TORRES ETUX

LAST UPDATED ON: Tuesday, May 09, 2023

## LETTERS MAILED from 4/30-9/11/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
TORRES SANTOS ETUX	Owner	B1 Letter Mailed on 4/30/2025
5453 WHARTON ST.		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF SANTOS TORRES	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 4/30/2025
5453 WHARTON ST.		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
ANDREA M. TORRES	Heir	B1 Letter Mailed on 4/30/2025
5453 WHARTON ST.		RETURN MAIL REC'VD 5/27/2025
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS OF ANDREA M. TORRES	Heir	B1 Letter Mailed on 4/30/2025
5453 WHARTON ST.		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
CDACIELA TODOTO		UNABLE TO FORWARD
GRACIELA TORRES RODRIGUEZ AKA GRACIE TORRES	Heir	B1 Letter Mailed on 4/30/2025
RODRIGUEZ		RETURN MAIL REC'VD 5/27/25
5453 WHARTON ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78415		UNCLAIMED
CDACIFIA TODDES DODDISIONE		UNABLE TO FORWARD
GRACIELA TORRES RODRIGUEZ AKA GRACIE TORRES	Heir	B1 Letter Mailed on 4/30/2025
RODRIGUEZ		RETURN MAIL REC'VD 5/27/2025

901 S NAVIGATION BLVD APT 1101		RETURN TO SENDER
CORPUS CHRISTI, TX. 78405		VII. 10 FA N DE CO - 22 - 40 - 40 - 40 - 40 - 40 - 40 - 40
, , , , , , , , , , , , , , , , , , , ,		UNCLAIMED
SANTOS TORRES JR	Heir	UNABLE TO FRWARD
5453 WHARTON ST.	Heir	B1 Letter Mailed on 4/30/2025
		RETURN MAIL REC'VD 5/22/25
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
244,500		UNABLE TO FRWARD
SANTOS TORRES JR	Heir	B1 Letter Mailed on 4/30/2025
7170 CANO LN		
CORPUS CHRISTI, TX. 78414		
ANDRES TORRES	Heir	B1 Letter Mailed on 4/30/2025
5453 WHARTON ST.		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI, TX. 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
UNKNOWN HEIRS TO SANTOS TORRES JR	Heir	B1 Letter Mailed on 5/9/2025
5453 WHARTON ST	1.6	RETURN MAIL REC'VD 5/20/25
CORPUS CHRISTI, TX 78415		
		RETURN TO SENDER
		NO MAIL RECEPTACLE
UNKNOWN HEIRS TO SANTOS TORRES JR	Heir	UNABLE TO FORWARD
7170 CANO LN.	Heir	B1 Letter Mailed on 5/9/2025
CORPUS CHRISTI, TX. 78414		RETURN MAIL REC'VD 5/27/25
CORFO3 CHRISTI, TX. 78414		RETURN TO SENDER
		UNCLAIMED
LEGUIS CALVES CONTROL OF THE CONTROL		UNABLE TO FORWARD
JESUS SANTOS TORRES III	Heir	B1 Letter Mailed on 5/9/2025
7170 CANO LN.		UNREADABLE SIGNED GREEN CARD
CORPUS CHRISTI, TX. 78414		REC'VD 5/16/2025
JESUS SANTOS TORRES III	Heir	D4 Letter M4-11-d = 7/2/2022
5453 WHARTON ST	ricii	B1 Letter Mailed on 5/9/2025
CORPUS CHRISTI, TX 78415		RETURN MAIL REC'VD 5/20/25
3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3		RETURN TO SENDER
		NO MAIL RECEPTACLE
ANDRES TORRES AVA ANDRES DANAIRO TORRES		UNABLE TO FORWARD
ANDRES TORRES AKA ANDRES RAMIRO TORRES	Heir	B1 Letter Mailed on 9/11/2025
5453 WHARTON ST		RETURN MAIL REC'VD 9/23/25
CORPUS CHRISTI, TX 78415		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD