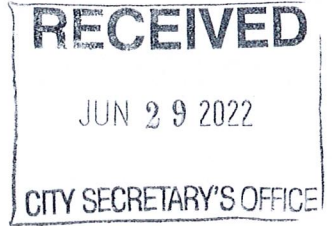


Michael A. De Los Santos
P.O. Box 2934
Corpus Christi, Texas 78403-2934



June 25, 2022

Rebecca L. Huerta
City Secretary
City of Corpus Christi
P.O. Box 9277
Corpus Christi, Texas 78469-9277

Certified Mail
7015 0640 0002 4601 0804
Return Receipt Requested
9590 9402 5033 9092 9139 92

Re: Case Number: V172254-011122
Notice of Appeal

Dear Ms. Huerta:

By Special Appearance Only and without waiving any defenses to standing, venue, personal jurisdiction, subject matter jurisdiction, territorial jurisdiction, and without waiving any rights under the Uniform Commercial Code, enclosed herein please find the Notice of Appeal with Exhibits A – G to the Building Standards Board's Order dated May 26, 2022.

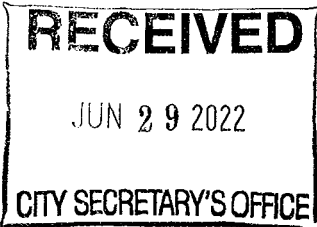
Please stamp "Date Filed" with the respective date and time on both the original Notice of Appeal and the enclosed Respondent's copy thereof. File the original Notice of Appeal with your respective office and Mail the Respondent's copy in the enclosed postage paid envelope to the Respondent.

Thank you for your time and consideration in this matter.

All Rights Reserved. Without
Prejudice UCC 1-308

A handwritten signature in blue ink that reads "Michael A. De Los Santos". The signature is stylized and cursive.

Michael A. De Los Santos,
a real, flesh and blood being.



City of Corpus Christi Texas,
Code Enforcement Division,
Petitioners

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§
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§
§

vs.

Case No.: V172254-011122

Armando B. De Los Santos,
Amelia G. De Los Santos,
Respondents.

Notice of Appeal
to the Building Standards Board Order dated May 26, 2022

BY SPECIAL APPEARANCE ONLY and with waiving any defenses to Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction, to any party, entity or other real, flesh and blood being associated with the CITY OF CORPUS CHRISTI TEXAS, with the CODE ENFORCEMENT DIVISION, with the BUILDING STANDARDS BOARD and with the INTERNATIONAL PROPERTY MAINTENANCE CODE and further without waiving any rights under the Uniform Commercial Code, Armando B. De Los Santos, a real, flesh and blood being, ("Respondent") and Amelia G. De Los Santos, a real, flesh and blood being, ("Respondent") by and through their duly authorized agent, Michael A. De Los Santos, a real, flesh and blood being, ("Respondent") hereby files this Notice of Appeal to the Building Standards Board Order dated May 26, 2022 and respectfully states the aforesaid Building Standards Board Order is erroneous and said Order would cause undue hardship to the respective elderly Respondents. (See attached Building Standards Board Order, **Exhibit F**). In support thereof, Respondents state as follows:

I. Statement of Facts

1. Armando B. De Los Santos, a real, flesh and blood being, ("Respondent") and Amelia G. De Los Santos, a real, flesh and blood being, ("Respondent") hereby appoint Michael A. De Los Santos, a real, flesh and blood being, ("Respondent") as their duly authorized agent regarding all matters before the City of Corpus Christi Texas and the Corpus Christi Code Enforcement regarding Del Mar, Lot 16, Block 40 *also known as* 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas. (See attached Limited Power of Attorney, **Exhibit A** and **Exhibit B**, respectively).

2. On or about May 2, 2022, Ms. Diana T. Garza, Code Compliance Officer / Building Standards Board Liaison, Corpus Christi Code Enforcement, Police Department sent a

Case No.: V172254-011122
Notice of Appeal
to the Building Standards Board Order dated May 26, 2022
(with Exhibits A – G)

Letter to the Respondents informing the Respondents of the time, date and place of a hearing before the Building Standards Board regarding Del Mar, Lot 16, Block 40 *also known as* 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas. (See *attached* Letter to Respondents, **Exhibit C**).

3. Ms. Diana T. Garza's Letter to the Respondents at **Exhibit C** complains; to-wit: "The Code Enforcement Division conducted a survey of the above listed property and found violations of the International Property Maintenance Code and/or ordinances of the City of Corpus Christi."

4. Ms. Diana T. Garza's Letter to the Respondents at **Exhibit C** fails to state on the Letter's face: (1) a statement of the legal authority, standing, personal jurisdiction, subject matter jurisdiction and territorial jurisdiction under which this hearing at issue is to be held; and (2) a reference to the particular sections of the statutes and rules involved in this hearing. (See *e.g.* Administrative Procedure Act, Sec. 2001.052. Contents of Notice. (a)(2)(3), **Exhibit D**).

5. On May 26, 2022 and on the date of the Building Standards Board Hearing, Respondents filed a Special Appearance Challenge and Objections to the Petitioner's Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction regarding the respective Hearing and the matter at issue. (See *attached* Respondents Special Appearance Challenge to Standing and Jurisdiction, **Exhibit G**).

6. On May 26, 2022 and on the date of the Building Standards Board Hearing, Respondents filed a Special Appearance First Request for Continuance to the Building Standards Board Hearing for a period of sixty (60) days to allow the City of Corpus Christi Texas and the Code Enforcement Division to bring forth and provide evidence on the record of a signed written contract between the parties, of the Petitioner's Standing to bring forth a claim against the Respondents upon which relief can be granted, of Personal Jurisdiction upon the Respondents, of Subject Matter Jurisdiction and of Territorial Jurisdiction to prepare and preserve the Administrative Record for judicial review. (See *attached* Respondents Special Appearance Challenge to Standing and Jurisdiction **Exhibit G**).

7. The Building Standards Board failed to ascertain at the Hearing on May 26, 2022 whether the Petitioners' brought forth evidence on the record proving Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction regarding the Respondents and Del Mar, Lot 16, Block 40 *also known as* 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas.

8. The Building Standards Board denied Respondents' Special Appearance First Request for Continuance to the Building Standards Board Hearing for a period of sixty (60) days to allow the City of Corpus Christi Texas and the Code Enforcement Division to

bring forth and provide evidence on the record of a signed written contract between the parties, of the Petitioner's Standing to bring forth a claim against the Respondents upon which relief can be granted, of Personal Jurisdiction upon the Respondents, of Subject Matter Jurisdiction and of Territorial Jurisdiction to prepare and preserve the Administrative Record for judicial review.

9. The Building Standards Board Order states: "The dilapidated or substandard building(s), structure(s), or premises shall be removed or demolished and removed by the owner(s), lienholder(s), and/or mortgagee(s) within 30 days." (See *attached* Building Standards Board Order, **Exhibit F**).

10. As of June 24, 2022, Respondents have not received any requested documentation, supporting evidence, legal statute(s) specific authority and proof of standing, venue, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction, sworn under oath and signed under penalty of perjury, on the record in these Administrative proceedings at issue from the CITY OF CORPUS CHRISTI, the CODE ENFORCEMENT DIVISION and the BUILDING STANDARDS BOARD. (See *attached* Affidavit of Michael A. De Los Santos, at paragraph #5, **Exhibit E**).

11. Respondents did not understand the public hearing before the Building Standards Board which was held on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #6, #8 and #9, **Exhibit E**).

12. Respondents did not consent to the public hearing before the Building Standards Board which was held on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #7, #12 and #13, **Exhibit E**).

13. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD, and INTERNATIONAL PROPERTY MAINTENANCE CODE and with Armando B. De Los Santos, a real, flesh and blood being, which acknowledges Armando B. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD and the INTERNATIONAL PROPERTY MAINTENANCE CODE. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #14, #15 and #16, **Exhibit E**).

14. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the CITY OF

CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD, and INTERNATIONAL PROPERTY MAINTENANCE CODE and with Amelia G. De Los Santos, a real, flesh and blood being, which acknowledges Amelia G. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD and the INTERNATIONAL PROPERTY MAINTENANCE CODE. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #17, #18 and #19, **Exhibit E**).

15. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD, and INTERNATIONAL PROPERTY MAINTENANCE CODE and with Michael A. De Los Santos, a real, flesh and blood being, which acknowledges Michael A. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD and the INTERNATIONAL PROPERTY MAINTENANCE CODE. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #20, #21 and #22, **Exhibit E**).

16. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD, and INTERNATIONAL PROPERTY MAINTENANCE CODE against Armando B. De Los Santos, a real, flesh and blood being. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #23, #24 and #25, **Exhibit E**).

17. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD, and INTERNATIONAL PROPERTY MAINTENANCE CODE against Amelia G. De Los Santos, a real, flesh and blood being. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #26, #27 and #28, **Exhibit E**).

18. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD, and INTERNATIONAL PROPERTY MAINTENANCE CODE against Michael A. De Los Santos, a real, flesh and blood being. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #29, #30 and #31, **Exhibit E**).

19. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the CITY OF CORPUS CHRISTI TEXAS',

CODE ENFORCEMENT DIVISION'S, BUILDING STANDARDS BOARD'S, and INTERNATIONAL PROPERTY MAINTENANCE CODE'S Personal Jurisdiction over Armando B. De Los Santos, a real, flesh and blood being. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #32, #33 and #34, **Exhibit E**).

20. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the CITY OF CORPUS CHRISTI TEXAS', CODE ENFORCEMENT DIVISION'S, BUILDING STANDARDS BOARD'S, and INTERNATIONAL PROPERTY MAINTENANCE CODE'S Personal Jurisdiction over Amelia G. De Los Santos, a real, flesh and blood being. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #35, #36 and #37, **Exhibit E**).

21. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the CITY OF CORPUS CHRISTI TEXAS', CODE ENFORCEMENT DIVISION'S, BUILDING STANDARDS BOARD'S, and INTERNATIONAL PROPERTY MAINTENANCE CODE'S Personal Jurisdiction over Michael A. De Los Santos, a real, flesh and blood being. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #38, #39 and #40, **Exhibit E**).

22. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of Subject Matter Jurisdiction established by the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD and the INTERNATIONAL PROPERTY MAINTENANCE CODE for the hearing before the Building Standards Board on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #41 and #42, **Exhibit E**).

23. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of Territorial Jurisdiction established by the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD and the INTERNATIONAL PROPERTY MAINTENANCE CODE for the hearing before the Building Standards Board on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #43 and #44, **Exhibit E**).

24. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record by the CITY OF CORPUS CHRISTI TEXAS proving Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas is within the Territorial Jurisdiction of the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD, INTERNATIONAL PROPERTY MAINTENANCE CODE, THE STATE OF

TEXAS and STATE OF TEXAS. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #45, #46 and #47, **Exhibit E**).

25. Respondents are not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record by the CODE ENFORCEMENT DIVISION proving Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas is within the Territorial Jurisdiction of the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD, INTERNATIONAL PROPERTY MAINTENANCE CODE, THE STATE OF TEXAS and STATE OF TEXAS. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #48, #49, #50 and #51, **Exhibit E**).

26. Respondents do not want to conduct any business with the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD and INTERNATIONAL PROPERTY MAINTENANCE CODE at this time regarding Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas. (See *attached* Affidavit of Michael A. De Los Santos, at paragraphs #52, #53, #54 #55, #56, #57, #58, #59 and #60 **Exhibit E**).

II. The Order of the BUILDING STANDARDS BOARD is Erroneous

A. Argument and Authorities

27. First and foremost, Ms. Diana T. Garza's Letter to the Respondents at **Exhibit C** complains; to-wit: "The Code Enforcement Division conducted a survey of the above listed property and found violations of the International Property Maintenance Code and/or ordinances of the City of Corpus Christi."

28. In this matter at issue, the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD and the INTERNATIONAL PROPERTY MAINTENANCE CODE are all presuming Armando B. De Los Santos, Amelia G. De Los Santos and Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas are subject to the codes, orders, provisions, regulations, rules or statutes promulgated by the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD and the INTERNATIONAL PROPERTY MAINTENANCE CODE.

29. The preeminent question before the Honorable Mayor Paulette M. Guajardo and esteemed Members of the City Council is where on the record is the signed written contract between the aforesaid parties and entities, i.e., International Property Maintenance Code and/or the City of Corpus Christi and with Armando B. De Los Santos,

Amelia G. De Los Santos and Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas?

30. In addition, and of paramount importance, where on the record is the court admissible evidence, sworn under oath and signed under penalty of perjury, proving standing, venue, personal jurisdiction, subject matter jurisdiction and territorial jurisdiction over the parties and matters in the Administrative proceedings at issue?

31. Respondents are not in receipt of the signed written contract on the record, sworn under oath and signed under penalty of perjury, proving Armando B. De Los Santos', Amelia G. De Los Santos' and Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas' explicit written consent to abide by any codes, orders, provisions, regulations, rules or statutes promulgated by the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD and the INTERNATIONAL PROPERTY MAINTENANCE CODE.

32. In any Administrative proceeding, the moving party [CITY OF CORPUS CHRISTI TEXAS and the CODE ENFORCEMENT DIVISION] has the burden of proof demonstrating on the record the Agency has standing, venue, personal jurisdiction, subject matter jurisdiction and territorial jurisdiction over the parties and matters before the Agency. (See *Title 5, Part I, Chapter 5, Subchapter II, Section 556 (d) Except as otherwise provided by statute, **the proponent of a rule or order has the burden of proof.***) (emphasis added) (5 U.S. Code § 556).

33. "Jurisdiction, once challenged, is to be proven, not by the court, but by the party attempting to assert jurisdiction. The burden of proof of jurisdiction lies with the asserter." (See *McNutt v. GMAC*, 298 US 178 (1936)).

34. "If there is a total want of jurisdiction, the proceedings are void and a mere nullity, and confer no right, and afford no justification, and may be rejected when collaterally drawn in question." (See *Thompson v. Tolmie*, 27 US 157 (1829)).

35. On May 26, 2022 and at the hearing before the Building Standards Board, Respondents formally challenged in writing to the CITY OF CORPUS CHRISTI TEXAS, CODE ENFORCEMENT DIVISION, BUILDING STANDARDS BOARD regarding proof on the record of Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction over the parties and matters in these Administrative proceedings at issue. (See *attached* Respondents Special Appearance Challenge to Standing and Jurisdiction, **Exhibit G**).

36. As of June 24, 2022, Respondents are not in receipt of any court admissible evidence, sworn under oath and signed under penalty of perjury, on the record proving

Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction over the parties and matters in these Administrative proceedings at bar.

37. Based on the foregoing Statement of Facts, Affidavit of Michael A. De Los Santos, argument and legal authority, the Building Standards Board Order dated May 26, 2022 should be null and void ab initio for lack of Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction over the parties and matters in these Administrative proceedings.

III. The Order of the BUILDING STANDARDS BOARD would cause undue hardship to the Respondents

38. On or about 1967, Armando B. De Los Santos and Amelia G. De Los Santos purchased Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas. The aforementioned property is the first and only residential home ever purchased by Armando B. De Los Santos and Amelia G. De Los Santos in their respective lifetime. (See *attached* Affidavit of Michael A. De Los Santos, at paragraph #10, **Exhibit E**).

39. With all due respect, Armando B. De Los Santos is an eighty-three (83) year old male, is a disabled Air Force Veteran, is hard of hearing and who is not a hundred (100%) percent physically capable or mentally competent. (See *attached* Affidavit of Michael A. De Los Santos, at paragraph #8, **Exhibit E**).

40. With all due respect, Amelia G. De Los Santos is an eighty-four (84) year old female, who has suffered cancer, suffered a stroke, is a Diabetic, is hard of hearing, suffers with high blood pressure, suffers with high cholesterol, suffers with severe back problems and suffers with other comorbidities and who is not a hundred (100%) percent physically capable or mentally competent. (See *attached* Affidavit of Michael A. De Los Santos, at paragraph #9, **Exhibit E**).

41. Due to Amelia G. De Los Santos's above-described maladies and comorbidities, Michael A. De Los Santos is the full-time caregiver for Amelia G. De Los Santos.

42. At the present time, Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas contains a plethora of personal photographs, personal mementos, personal memories, personal belongings, personal clothing, furniture and fixtures, tools and other household items of both Armando B. De Los Santos, Amelia G. De Los Santos and of other family members. (See *attached* Affidavit of Michael A. De Los Santos, at paragraph #11, **Exhibit E**).

43. Both Armando B. De Los Santos and Amelia G. De Los Santos do not have the physical capability, physical energy, bandwidth or wherewithal to remove all the aforementioned personal belongings from the household in a timely and orderly fashion nor to gut the entire home and to receive bids and estimates from professional contractors. Both Armando B. De Los Santos and Amelia G. De Los Santos must rely on third parties to assist in such strenuous, painstaking and time-consuming endeavors.

44. On May 26, 2022 and at the hearing before the Building Standards Board, Respondents respectfully requested a sixty (60) extension to the scheduled Hearing date for the opportunity to remove all personal belongings from the household, to clean all the debris from the yard, to gut the entire inside of the home and to determine from various professional contractors if the home is structurally sound to repair and to perform any needed improvements to the home.

45. For example, a home located at 4209 Junior Terrace, Corpus Christi, Texas has been completely gutted and is currently being repaired and remodeled. Why were the elderly Respondent's herein not given the same opportunity?

46. Here, the Building Standards Board denied the Respondent's aforesaid respective request; and thereby denying the Respondents the opportunity to determine if the Respondent's treasured home could be repaired and remodeled.

47. Please note the Respondent's respectful request for the specific law, authority and jurisdiction to the CITY OF CORPUS CHRISTI, the CODE ENFORCEMENT DIVISION and the BUILDING STANDARDS BOARD is relatively simple and straightforward and if court admissible evidence, sworn under oath and signed under penalty of perjury, is received by me from the CITY OF CORPUS CHRISTI, the CODE ENFORCEMENT DIVISION and the BUILDING STANDARDS BOARD and placed on the record supporting and proving standing, venue, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction in these instant Administrative proceedings, Armando B. De Los Santos and Amelia G. De Los Santos will respectfully and promptly comply with any requirements thereof.

48. However as of June 24, 2022, the respective Respondents have not received any requested documentation, supporting evidence, legal statute(s) specific authority and proof of standing, venue, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction, sworn under oath and signed under penalty of perjury, on the record in these Administrative proceedings from the CITY OF CORPUS CHRISTI, the CODE ENFORCEMENT DIVISION and the BUILDING STANDARDS BOARD. (See attached Affidavit of Michael A. De Los Santos, at paragraph #5, **Exhibit E**).

49. Based on the foregoing, the Statement of Facts herein and the Affidavit of Michael A. De Los Santos, the Building Standards Board Order dated May 26, 2022 demanding


“to remove or demolished” the structure(s) located at Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas would cause an undue hardship to the elderly Respondents and constitute a grave miscarriage of justice.

50. Respondents reserve the right to amend or supplement this instant Notice of Appeal together with the related Exhibits.

51. Respondents respectfully thank Mayor Paulette M. Guajardo and the esteemed members of the City Council of Corpus Christi for your consideration and diligent review of this important matter.

Respectfully submitted on this 25th day of June 2022.

Without prejudice and all rights reserved
UCC 1-308,

By 

Michael A. De Los Santos,
a real, flesh and blood being.
P.O. Box 2934
Corpus Christi, Texas 78403-2934

Limited Power of Attorney

State of Texas §
 §
Nueces County §

Before me, the undersigned authority, on this day personally appeared, Armando B. De Los Santos, who, being duly sworn by me, under oath stated the following facts are true:

KNOW ALL MEN BY THESE PRESENTS to which I, Armando B. De Los Santos, hereby make, constitute and appoint my son, Michael A. De Los Santos, as my true and lawful attorney-in-fact for me and in my name, place and stead; for the following purposes only:

1. To be my duly authorized agent and have full power and authority to undertake and perform on all matters before the City of Corpus Christi Code Enforcement Division and the City of Corpus Christi regarding Subdivision: DeL Mar; Lot 16, Block 40 *also known* as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas 78404.


2. This includes the right to request and receive any documentation from the City of Corpus Christi Code Enforcement Division and the City of Corpus Christi at the following address: P.O. Box 2934, Corpus Christi, Texas 78403.

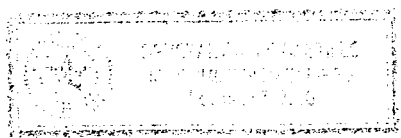
3. This Limited Power of Attorney is effective immediately and will continue until I personally revoke said written legal instrument.

Signed this 23rd day of Sept. 2014.


Armando B. De Los Santos

Subscribed and Sworn to before me by Armando B. De Los Santos on this 23rd day of September 2014.

By 
Notary Public, State of Texas
My Commission Expires: Dec 15, 2015



Limited Power of Attorney

State of Texas §
 §
Nueces County §

Before me, the undersigned authority, on this day personally appeared, Amelia G. De Los Santos, who, being duly sworn by me, under oath stated the following facts are true:

KNOW ALL MEN BY THESE PRESENTS to which I, Amelia G. De Los Santos, hereby make, constitute and appoint my son, Michael A. De Los Santos, as my true and lawful attorney-in-fact for me and in my name, place and stead; for the following purposes only:

1. To be my duly authorized agent and have full power and authority to undertake and perform on all matters before the City of Corpus Christi Code Enforcement Division and the City of Corpus Christi regarding Subdivision: DeL Mar; Lot 16, Block 40 *also known as* 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas 78404.

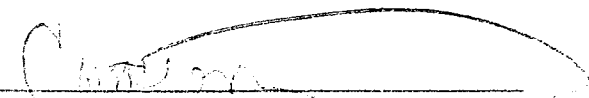
2. This includes the right to request and receive any documentation from the City of Corpus Christi Code Enforcement Division and the City of Corpus Christi at the following address: P.O. Box 2934, Corpus Christi, Texas 78403.

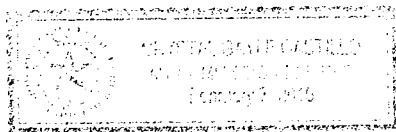
3. This Limited Power of Attorney is effective immediately and will continue until I personally revoke said written legal instrument.

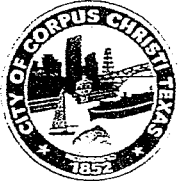
Signed this 23rd day of Sept. 2014.


Amelia G. De Los Santos

Subscribed and Sworn to before me by Amelia G. De Los Santos on this 23rd day of September 2014.

By 
Notary Public, State of Texas
My Commission Expires: July 7, 2016





NOTICE OF PUBLIC HEARING



RE: 625 ATLANTIC ST

LEGAL DESCRIPTION: DEL MAR LT 16 BK 40
CORPUS CHRISTI, TEXAS
NUECES COUNTY

OWNER: DE LOS SANTOS ARMANDO B
ET UX
625 ATLANTIC
CORPUS CHRISTI, TX 78404

Notice is hereby given that the Building Standards Board will hold a public hearing regarding the above listed property on Thursday, May 26th, 2022, at 1:30 PM, in the COUNCIL CHAMBERS located at CITY HALL, 1201 LEOPARD, CORPUS CHRISTI, TEXAS 78401.

NOTICE TO PERSON LISTED ABOVE AS OWNER: According to the real property records of Nueces County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

The Code Enforcement Division conducted a survey of the above listed property and found violations of the International Property Maintenance Code and/or ordinances of the City of Corpus Christi. A notice of the violation(s) and order to abate/remedy was sent to you on 2/28/2022. Additionally, the notice of the violation(s) was published in the Corpus Christi Caller Times newspaper on 03/17/2022. A subsequent inspection was conducted and the violations still have not been cured. The attached exhibits list the nature of the violations and the relevant code provisions being violated. *See Exhibits A & B.*

As required by state law, a public meeting will be held regarding these violations. The City's Building and Standards Board (hereinafter the "Board") will conduct the meeting. City staff will be recommending demolition to the above listed property. **The owner, or the occupant, if the premises are to be vacated, shall come before the board at the hearing and show cause why the remedy sought by the official should not be granted.**

Exhibit C

You will have the opportunity to comment regarding the City staff's recommendation. You may also question city staff, as long as the questions pertain to this property. **You or any owner, lienholder, or mortgagee will be required to submit proof of the scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work.** At the close of the public hearing, the Board will make a decision and issue a final order.

If the property is found in violation of the standards set out in the City's ordinance, the Board may order that the property be vacated, secured, repaired, removed or demolished by you. The Board may also order that any occupants be relocated.

The owner or occupant, or his duly authorized agent may appeal the decision of the Board to the City Council if it is claimed the decision of the Board is erroneous or would cause undue hardship. A sworn notice of appeal from the decision of the Board shall be filed with the City Secretary within 30 days from the rendition of the decision of the Board. The appeal shall state specifically the error alleged to have been committed by the Board. Prior to the institution of any appeal in a court of law by an aggrieved person from a decision of the Board, appeal must first be perfected to the City Council. The decision of the City Council shall be final unless the aggrieved party appeals by instituting suit for that purpose in any court having jurisdiction within 15 days from the date on which the decision of the City Council was rendered.

If you do not follow the order of the Board, the City may vacate, secure, remove, or demolish the building or relocate the occupants and such cost will be charged to you and may result in a lien being filed against this property.

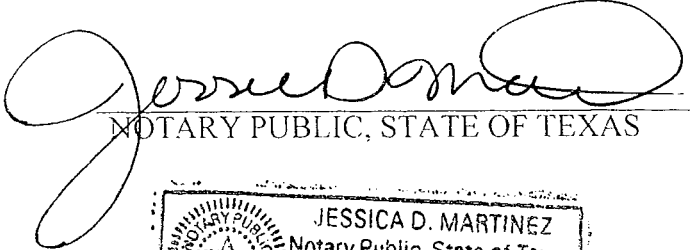
If you have any questions regarding this matter, please contact Diana T. Garza at (361) 826-3009.

Sincerely,
Diana T. Garza
Code Compliance Officer / Building Standards Board Liaison
Corpus Christi Code Enforcement
Police Department

Attachments: Affidavit of Non-Ownership, Exhibit A, Exhibit B

STATE OF TEXAS
COUNTY OF NUECES

SWORN AND SUBSCRIBED BEFORE ME BY DIANA T. GARZA, A CREDIBLE PERSON, THIS 2nd DAY OF MAY, 2022.


NOTARY PUBLIC, STATE OF TEXAS

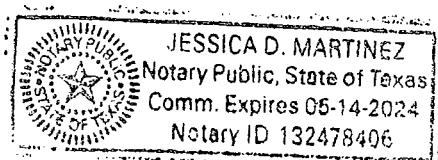


Exhibit C

GOVERNMENT CODE

TITLE 10. GENERAL GOVERNMENT

SUBTITLE A. ADMINISTRATIVE PROCEDURE AND PRACTICE

CHAPTER 2001. ADMINISTRATIVE PROCEDURE

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 2001.001. PURPOSE. It is the public policy of the state through this chapter to:

- (1) provide minimum standards of uniform practice and procedure for state agencies;
- (2) provide for public participation in the rulemaking process; and
- (3) restate the law of judicial review of state agency action.

Added by Acts 1993, 73rd Leg., ch. 268, Sec. 1, eff. Sept. 1, 1993.

Sec. 2001.002. SHORT TITLE. This chapter may be cited as the Administrative Procedure Act.

Added by Acts 1993, 73rd Leg., ch. 268, Sec. 1, eff. Sept. 1, 1993.

Sec. 2001.003. DEFINITIONS. In this chapter:

- (1) "Contested case" means a proceeding, including a ratemaking or licensing proceeding, in which the legal rights, duties, or privileges of a party are to be determined by a state agency after an opportunity for adjudicative hearing.
- (2) "License" includes the whole or a part of a state agency permit, certificate, approval, registration, or similar form of permission required by law.

Sec. 2001.052. CONTENTS OF NOTICE. (a) Notice of a hearing in a contested case must include:

(1) a statement of the time, place, and nature of the hearing;

(2) a statement of the legal authority and jurisdiction under which the hearing is to be held;

(3) a reference to the particular sections of the statutes and rules involved; and

(4) a short, plain statement of the matters asserted.

(b) If a state agency or other party is unable to state matters in detail at the time notice under this section is served, an initial notice may be limited to a statement of the issues involved. On timely written application, a more definite and detailed statement shall be furnished not less than three days before the date set for the hearing.

Added by Acts 1993, 73rd Leg., ch. 268, Sec. 1, eff. Sept. 1, 1993.

Affidavit of Michael A. De Los Santos
in Support of the Notice of Appeal
to the Building Standards Board Order dated May 26, 2022

Texas §
 §
Nueces County §

BY SPECIAL APPEARANCE ONLY and without waiving any defenses to Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction to any party, entity or other real, flesh and blood being associated with the CITY OF CORPUS CHRISTI TEXAS, with the CODE ENFORCEMENT DIVISION and with the BUILDING STANDARDS BOARD and further without waiving any rights under the Uniform Commercial Code, Michael A. De Los Santos, a real, flesh and blood being came before me, the undersigned Notary Public, on this day personally appeared, Michael A. De Los Santos, known to me or through Michael A. De Los Santos's Texas Driver's License, to be the person whose name is subscribed in this Affidavit and who, being by me first duly sworn, under oath declared the following statements herein are true and correct.

1. I am Michael A. De Los Santos, a real flesh and blood being.
2. I am over eighteen years of age, and I am qualified and competent to make and give this written Affidavit in support of the Notice of Appeal to the Building Standards Board Order dated May 26, 2022.
3. I have personal knowledge of each of the following facts, statements and matters stated herein this written Affidavit.
4. My respectful request for the specific law, authority and jurisdiction to the CITY OF CORPUS CHRISTI, the CODE ENFORCEMENT DIVISION and the BUILDING STANDARDS BOARD is relatively simple and straightforward and if court admissible evidence, sworn under oath and signed under penalty of perjury, is received by me from the CITY OF CORPUS CHRISTI, the CODE ENFORCEMENT DIVISION and the BUILDING STANDARDS BOARD and placed on the record supporting and proving standing, venue, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction in these instant Administrative proceedings, Armando B. De Los Santos, Amelia G. De Los Santos and I will respectfully and promptly comply with any requirements thereof.

5. As of June 24, 2022, I have not received any requested documentation, supporting evidence, legal statute(s) specific authority and proof of standing, venue, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction, sworn under oath and signed under penalty of perjury, on the record in these Administrative proceedings from the CITY OF CORPUS CHRISTI, the CODE ENFORCEMENT DIVISION and the BUILDING STANDARDS BOARD.

6. I did not understand the public hearing before the Building Standards Board which was held on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas.

7. I did not consent to the public hearing before the Building Standards Board which was held on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas.

8. With all due respect, Armando B. De Los Santos is an eighty-three (83) year old male, a disabled Air Force Veteran and who is not a hundred (100%) percent physically capable or mentally competent.

9. With all due respect, Amelia G. De Los Santos is an eighty-four (84) year old female, who has suffered cancer, suffered a stroke, is a Diabetic, suffers with high blood pressure, with high cholesterol and with other comorbidities and who is not a hundred (100%) percent physically capable or mentally competent.

10. On or about 1967, the property at issue; to-wit: Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas is the first and only home ever purchased by Armando B. De Los Santos and Amelia G. De Los Santos.

11. At the present time, Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas contains a plethora of personal photographs, personal mementos, personal memories, personal belongings, personal clothing, furniture and fixtures, tools and other household items of both Armando B. De Los Santos, Amelia G. De Los Santos and of other family members.

12. Armando B. De Los Santos, a real, flesh and blood being, did not consent to the public hearing before the Building Standards Board which was held on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas.

13. Amelia G. De Los Santos, a real, flesh and blood being, did not consent to the public hearing before the Building Standards Board which was held on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas.

14. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the CITY OF CORPUS CHRISTI TEXAS and Armando B. De Los Santos, a real, flesh and blood being, which acknowledges Armando B. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the CITY OF CORPUS CHRISTI TEXAS.

15. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the CODE ENFORCEMENT DIVISION and Armando B. De Los Santos, a real, flesh and blood being, which acknowledges Armando B. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the CODE ENFORCEMENT DIVISION.

16. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the BUILDING STANDARDS BOARD and Armando B. De Los Santos, a real, flesh and blood being, which acknowledges Armando B. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the BUILDING STANDARDS BOARD.

17. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the CITY OF CORPUS CHRISTI TEXAS and Amelia G. De Los Santos, a real, flesh and blood being, which acknowledges Amelia G. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the CITY OF CORPUS CHRISTI TEXAS.

18. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the CODE ENFORCEMENT DIVISION and Amelia G. De Los Santos, a real, flesh and blood being, which acknowledges Amelia G. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the CODE ENFORCEMENT DIVISION.

19. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the BUILDING STANDARDS BOARD and Amelia G. De Los Santos, a real, flesh and blood being, which acknowledges Amelia G. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the BUILDING STANDARDS BOARD.

20. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the CITY OF CORPUS

CHRISTI TEXAS and Michael A. De Los Santos, a real, flesh and blood being, which acknowledges Michael A. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the CITY OF CORPUS CHRISTI TEXAS.

21. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the CODE ENFORCEMENT DIVISION and Michael A. De Los Santos, a real, flesh and blood being, which acknowledges Michael A. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the CODE ENFORCEMENT DIVISION.

22. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a signed written contract between the BUILDING STANDARDS BOARD and Michael A. De Los Santos, a real, flesh and blood being, which acknowledges Michael A. De Los Santos' explicit written consent to abide by any codes, orders, regulations, rules or statutes promulgated by the BUILDING STANDARDS BOARD.

23. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the CITY OF CORPUS CHRISTI TEXAS against Armando B. De Los Santos, a real, flesh and blood being.

24. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the CODE ENFORCEMENT DIVISION against Armando B. De Los Santos, a real, flesh and blood being.

25. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the BUILDING STANDARDS BOARD against Armando B. De Los Santos, a real, flesh and blood being.

26. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the CITY OF CORPUS CHRISTI TEXAS against Amelia G. De Los Santos, a real, flesh and blood being.

27. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the CODE ENFORCEMENT DIVISION against Amelia G. De Los Santos, a real, flesh and blood being.

28. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the BUILDING STANDARDS BOARD against Amelia G. De Los Santos, a real, flesh and blood being.

29. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the CITY OF CORPUS CHRISTI TEXAS against Michael A. De Los Santos, a real, flesh and blood being.

30. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the CODE ENFORCEMENT DIVISION against Michael A. De Los Santos, a real, flesh and blood being.

31. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of a claim by the BUILDING STANDARDS BOARD against Michael A. De Los Santos, a real, flesh and blood being.

32. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the CITY OF CORPUS CHRISTI TEXAS' Personal Jurisdiction over Armando B. De Los Santos, a real, flesh and blood being.

33. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the CODE ENFORCEMENT DIVISION'S Personal Jurisdiction over Armando B. De Los Santos, a real, flesh and blood being.

34. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the BUILDING STANDARDS BOARD'S Personal Jurisdiction over Armando B. De Los Santos, a real, flesh and blood being.

35. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the CITY OF CORPUS CHRISTI TEXAS' Personal Jurisdiction over Amelia G. De Los Santos, a real, flesh and blood being.

36. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the CODE ENFORCEMENT DIVISION'S Personal Jurisdiction over Amelia G. De Los Santos, a real, flesh and blood being.

37. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the BUILDING STANDARDS BOARD'S Personal Jurisdiction over Amelia G. De Los Santos, a real, flesh and blood being.

38. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the CITY OF CORPUS CHRISTI TEXAS' Personal Jurisdiction over Michael A. De Los Santos, a real, flesh and blood being.

39. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the CODE ENFORCEMENT DIVISION'S Personal Jurisdiction over Michael A. De Los Santos, a real, flesh and blood being.

40. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of the BUILDING STANDARDS BOARD'S Personal Jurisdiction over Michael A. De Los Santos, a real, flesh and blood being.

41. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of Subject Matter Jurisdiction established by the CITY OF CORPUS CHRISTI TEXAS for the hearing before the Building Standards Board on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas.

42. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of Subject Matter Jurisdiction established by the CODE ENFORCEMENT DIVISION for the hearing before the Building Standards Board on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas.

43. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of Territorial Jurisdiction established by the CITY OF CORPUS CHRISTI TEXAS for the hearing before the Building Standards Board on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas.

44. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record of Territorial Jurisdiction established by the CODE ENFORCEMENT DIVISION for the hearing before the Building Standards Board on Thursday, May 26, 2022 at 1:30pm in the respective City Hall Council Chambers located at 1201 Leopard Street, 1st Floor, Corpus Christi, Texas.

45. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record by the CITY OF CORPUS CHRISTI TEXAS proving Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas is within the Territorial Jurisdiction of the CITY OF CORPUS CHRISTI TEXAS.

46. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record by the CITY OF CORPUS CHRISTI TEXAS proving Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas is within the Territorial Jurisdiction of THE STATE OF TEXAS.

47. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record by the CITY OF CORPUS CHRISTI TEXAS proving Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas is within the Territorial Jurisdiction of the STATE OF TEXAS.

48. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record by the CODE ENFORCEMENT DIVISION proving Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas is within the Territorial Jurisdiction of the CITY OF CORPUS CHRISTI TEXAS.

49. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record by the CODE ENFORCEMENT DIVISION proving Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas is within the Territorial Jurisdiction of the CODE ENFORCEMENT DIVISION.

50. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record by the CODE ENFORCEMENT DIVISION proving Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas is within the Territorial Jurisdiction of THE STATE OF TEXAS.

51. I am not in receipt of any evidence, sworn under oath and signed under penalty of perjury, on the record by the CODE ENFORCEMENT DIVISION proving Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas is within the Territorial Jurisdiction of the STATE OF TEXAS.

52. I do not want to conduct any business with the CITY OF CORPUS CHRISTI TEXAS at this time regarding Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas.

53. I do not want to conduct any business with the CODE ENFORCEMENT DIVISION at this time regarding Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas.

54. I do not want to conduct any business with the BUILDING STANDARDS BOARD at this time regarding Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas.

55. Armando B. De Los Santos does not want to conduct any business with the CITY OF CORPUS CHRISTI TEXAS at this time regarding Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas.

56. Armando B. De Los Santos does not want to conduct any business with the CODE ENFORCEMENT DIVISION at this time regarding Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas.

57. Armando B. De Los Santos does not want to conduct any business with the BUILDING STANDARDS BOARD at this time regarding Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas.

58. Amelia G. De Los Santos does not want to conduct any business with the CITY OF CORPUS CHRISTI TEXAS at this time regarding Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas.

59. Amelia G. De Los Santos does not want to conduct any business with the CODE ENFORCEMENT DIVISION at this time regarding Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas.

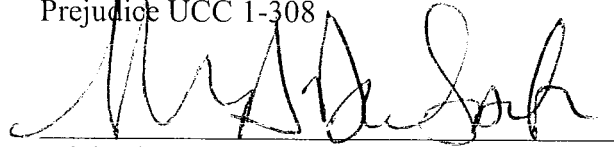
60. Amelia G. De Los Santos does not want to conduct any business with the BUILDING STANDARDS BOARD at this time regarding Del Mar; Lot 16, Block 40 also known as 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas.

61. I reserve the right to amend or supplement this Affidavit of Michael A. De Los Santos.

Affiant further sayeth naught.

Signed on this 24 day of JUNE 2022.

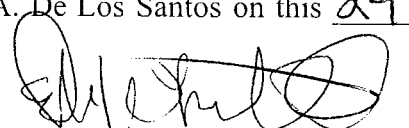
All Rights Reserved. Without
Prejudice UCC 1-308

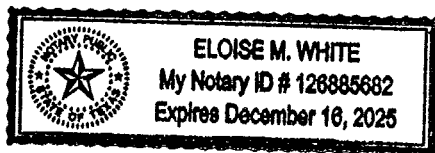


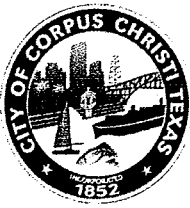
Michael A. De Los Santos,
a real, flesh and blood being.

Subscribed and sworn to before me by Michael A. De Los Santos on this 24 day of June 2022.

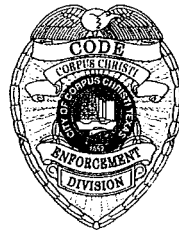
(Personalized Seal)

By 
Notary Public, State of Texas
My Commission Expires: 12/14/25





Code Enforcement Division



5/26/2022

CERTIFIED LETTER # 7020 1290 0000 7519 6197

AMELIA G. DE LOS SANTOS C/O MICHAEL DE LOS
SANTOS
PO BOX 2934
CORPUS CHRISTI, TX. 78403

RE: 625 ATLANTIC ST
Legal Description: DEL MAR LT 16 BK 40

The Building Standards Board (hereinafter, "Board") met at **1:30 P.M. on 05/26/2022** in the Council Chambers, 1201 Leopard, to hear matters concerning the substandard building(s) located at the above referenced property. In reference to the substandard building(s), the Final Order of the Board's decision is enclosed. The Final Order specifies the time allowed for the owner, lienholder, and/or mortgagee to comply with the Board's Final Order. The time permitted commences from the date listed on the enclosed Order. An appeal of this Board's decision may be made to the City Council under the provisions of Corpus Christi Code Sec. 13-24 - Appeals.

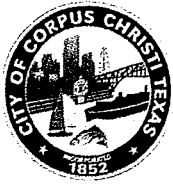
It may be necessary for the owner, lienholder, and/or mortgagee to obtain the proper permits before initiating demolition or repairs ordered by the Board. A permit can be obtained at Development Services located at 2406 Leopard Street, Corpus Christi, Texas.

Please contact Diana T. Garza, Building Standards Board Liaison, if you have any questions regarding this matter. She can be reached at (361) 826-3009.

Sincerely,
Diana T. Garza
Building Standards Board Liaison
Code Enforcement Division

Attachment: FINAL ORDER OF THE BUILDING STANDARDS BOARD
Case number: V172254-011122

Exhibit F



**FINAL ORDER OF THE
BUILDING STANDARDS BOARD**
Case No. V172254-011122

Property Owner(s)/Lienholder(s)/Mortgagee(s)
AMELIA G. DE LOS SANTOS C/O MICHAEL DE LOS SANTOS
PO BOX 2934
CORPUS CHRISTI, TX. 78403

RE: 625 ATLANTIC ST
Legal Description: DEL MAR LT 16 BK 40

This Final Order is issued pursuant to the authority granted to the Building Standards Board ("Board") of the City of Corpus Christi, ("City"), Nueces County, Texas in accordance with the Charter of the City, Chapter 13 of the City's Code of Ordinances ("Code") and the Texas Local Government Code.

On 05/26/2022, the City of Corpus Christi Building and Standards Board held a public hearing and made the following findings regarding the building(s) or structure(s) located at the above referenced property:

1. Pursuant to the provisions of Chapter 13 of the Code, on 1/11/2022 an inspection for substandard conditions was made of the building(s) or structure(s) located within the City at the above referenced property;
2. On 2/28/2022 a notice of violation(s) and request to correct the violation(s) was sent to the owner(s), lienholder(s), mortgagee(s) and all known interested parties. Additionally, on 03/17/2022 notice of violation(s) was published in the Corpus Christi Caller Times;
3. Thirty days elapsed since the notice of violation(s) was received and/or published, and such violation(s) was not cured;
4. Code Official, Diana T. Garza, filed a complaint with the Chairman of the Board regarding the above referenced property on 05/02/2022, and the public hearing was held not less than ten days and not more than 45 days after the complaint was filed;
5. Notice of the public hearing was sent to the owner(s), lienholder(s), mortgagee(s) and all known interested parties on 5/3/2022, which was at least ten day prior to the public hearing. Additionally, on 05/02/2022 notice of the public hearing was published in the Corpus Christi Caller Times;
6. After considering the testimony and reviewing the documentation and information submitted by City Staff and after affording the owner, lienholder, mortgagee(s), and/or other interested parties the opportunity to address the Board and present testimony, documentation and information, the Board finds the building(s) or structure(s) located at the above referenced property is substandard and constitutes a nuisance.
7. The City will vacate, secure, remove, or demolish the building or relocate the building occupants if the action ordered below is not taken within the allotted time.
8. If there are items of personal property in the premises to be demolished, the owner is ordered to remove personal property from the premises within 30 days of the date of this Order. If such items of personal property are not removed from the premises within 30 days, they shall be placed in storage for 90 days. During this period, they may be redeemed by the owner after all costs incurred in placing the items in storage and all accumulated storage fees have been paid. If the property is not redeemed within 90 days, the City may cause the same to be sold at auction. The proceeds of the sale shall be used to pay for any costs incurred in the storage of the property, and any excess amount shall be set off against the cost of demolition to be charged to the owner.

Exhibit F

The Board ORDERS:

___ The substandard building(s) or structure(s) shall be secured by the owner(s), lienholder(s), and/or mortgagee(s) from unauthorized entry within 30 days.

OR

The Board finds the substandard building(s) or structure(s) can reasonably be repaired so as to comply with the code; therefore, **the Board ORDERS:**

___ The substandard building(s) or structure(s) shall be repaired by the owner(s), lienholder(s), and/or mortgagee(s) within 30 days. Repairs must comply with City Ordinance Section 13-22(g).

___ The substandard building(s) or structure(s) shall be repaired by the owner(s), lienholder(s), and/or mortgagee(s) within ___ (31 to 90) days. Repairs must comply with City Ordinance Section 13-22(g). Further, the owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:

OR

The Board finds the substandard building(s) or structure(s) is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public; therefore, **the Board ORDERS:**

___ The substandard building(s) or structure(s) shall be vacated by the owner(s), lienholder(s), and/or mortgagee(s) within ___ days. The building(s) or structure(s) shall be placarded to prevent occupancy until the building(s) or structure(s) is brought up to all minimum standards of the code by the owner(s), lienholder(s), and/or mortgagee(s) within 30 days.

___ The substandard building(s) or structure(s) shall be vacated by the owner(s), lienholder(s), and/or mortgagee(s) within ___ days. The building(s) or structure(s) shall be placarded to prevent occupancy until the building(s) or structure(s) is brought up to all minimum standards of the code within ___ (31 to 90) days. Further, the owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:

OR

The Board finds the building(s), structure(s) or premises cannot be repaired because of the refusal of the owner(s) or its intrinsic state of disrepair or both and is dilapidated or substandard; therefore, **the Board ORDERS:**

X The dilapidated or substandard building(s), structure(s), or premises shall be removed or demolished and removed by the owner(s), lienholder(s), and/or mortgagee(s) within 30 days. *Exhibit F*

___ The dilapidated or substandard building(s), structure(s), or premises shall be removed or demolished and removed by the owner(s), lienholder(s), and/or mortgagee(s), within ___ (31 to 90) days. Further, the

owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:

OR

The Board finds that the owner(s), lienholder(s), and/or mortgagee(s) has submitted a detailed plan and schedule for the **repair/removal/demolition** (circle one) of the building(s) or structure(s) and the owner(s), lienholder(s) and/or mortgagee(s) has established that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work; therefore, **the Board ORDERS:**

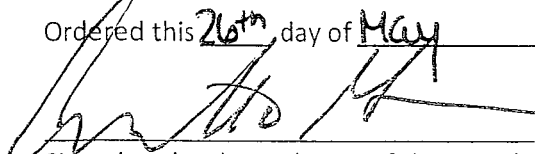
___ The dilapidated or substandard building(s) or structure(s) shall be **repaired/removed/demolished** (circle one) by the owner(s), lienholder(s), and/or mortgagee(s) within ___ days. Repairs must comply with City Ordinance Section 13-22(g). Further, the owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the detailed plan and schedule submitted to the Board and approved by the Board. The detailed plan and schedule approved by the Board is attached and incorporated by reference to this Order and includes the amendments and/or additions noted below:

- ___ The owner(s), lienholder(s), and/or mortgagee(s) shall submit monthly progress reports to the Code Enforcement Division to demonstrate compliance with the time schedules established for commencement and performance of the work.
- ___ The owner(s), lienholder(s), and/or mortgagee(s) shall report bi-monthly to the Board to demonstrate compliance with the time schedules for the work, beginning on _____ and continuing throughout the pendency of the approved schedule.
- ___ The Board further finds the above referenced property, including structures or improvements on the property, exceeds \$100,000 in total value; therefore, the owner(s), lienholder(s), and/or mortgagee(s) shall post a cash or surety bond in an amount adequate to cover the cost of repairing, removing or demolishing the building or structure not later than the 30th day from the date of this Order.

Coretta Graham FOR / AGAINST
 Catherine Giffin FOR / AGAINST
 Johanna Ortiz FOR / AGAINST
 Monica Pareso FOR / AGAINST
 John Solberg FOR / AGAINST

Merced Pena (alternate) FOR/AGAINST

Ordered this 26th day of May, 2022.


Signed under the authority of the Board:
Chairperson

8:53am
Date Filed 5/27/22 
Signed under the authority of the Board:
Vice-Chairperson

Filed with the City Secretary:

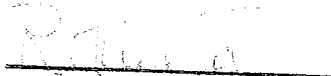

Rebecca Huerta
City Secretary

Exhibit F

City of Corpus Christi Texas,
Corpus Christi Code Enforcement,
Petitioners

§
§
§
§
§
§
§
§
§
§

vs.

Armando B. De Los Santos,
Amelia G. De Los Santos,
Respondents.

Respondents' Special Appearance Challenges and Objections to
Petitioners' Standing, Personal Jurisdiction, Subject Matter Jurisdiction
and Territorial Jurisdiction
and

Respondent's Special Appearance First Request
for Continuance to the Building Standards Board Hearing
Set for Thursday, May 26, 2022 at 1:30pm
with Supporting Affidavits

BY SPEACIAL APPEARCNE ONLY and with waiving any defenses to Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction, Armando B. De Los Santos, a real, flesh and blood being, ("Respondent") and Amelia G. De Los Santos, a real, flesh and blood being, ("Respondent") by and through their duly authorized agent, Michael A. De Los Santos, a real, flesh and blood being, ("Respondent") hereby challenges and objects to the Petitioner's Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction and thereby requests for a First Continuance to the Building Standards Board Hearing set for Thursday, May 26, 2022 at 1:30pm for a period of sixty (60) days to allow the City of Corpus Christi Texas and the Corpus Christi Code Enforcement to bring forth and provide evidence on the record of the Petitioner's Standing, of Personal Jurisdiction upon the Respondents, of Subject Matter Jurisdiction and of Territorial Jurisdiction. In support thereof, Respondent states the following:

1. Armando B. De Los Santos, a real, flesh and blood being, ("Respondent") and Amelia G. De Los Santos, a real, flesh and blood being, ("Respondent") hereby appoint Michael A. De Los Santos, a real, flesh and blood being, ("Respondent") as their duly authorized agent regarding all matters before the City of Corpus Christi Texas and the Corpus Christi Code Enforcement regarding Subdivision: Del Mar, Lot 16, Block 40 *also known as* 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas 78404. (See attached Limited Power of Attorney, **Exhibit A** and **Exhibit B**, respectively).

2. Ms. Diana T. Garza, Code Compliance Officer / Building Standards Board Liaison, Corpus Christi Code Enforcement, Police Department sent a Letter informing

the Respondents of the time, date and place of the hearing before the Building Standards Board. (See *attached* Letter to Respondents, **Exhibit C**).

3. However, the Letter at **Exhibit C** fails to state on its face: (1) a statement of the legal authority, standing, personal jurisdiction, subject matter jurisdiction and territorial jurisdiction under which this hearing at issue is to be held; and (2) a reference to the particular sections of the statutes and rules involved in this hearing. (See e.g. Administrative Procedure Act, Sec. 2001.052. Contents of Notice. (a)(2)(3), (**Exhibit D**).

4. First and foremost, the City of Corpus Christi Texas was incorporated in 1852 as illustrated on the heading of the Letter at **Exhibit C**. The City of Corpus Christi Texas' Building Standards Board's administrative hearing is governed by contract law and the hearing itself is subject to the Administrative Procedure Act. Accordingly and without the legal authority, standing, personal jurisdiction, subject matter jurisdiction, territorial jurisdiction and a reference to the particular sections of the statutes and rules involved firmly established on the record, I do not understand this alleged public hearing before the respective Building Standards Board. In addition, there is no evidence on the record of a signed written contract between the City of Corpus Christi Texas and the Corpus Christi Code Enforcement with any of the Respondents herein to which the alleged contract acknowledges the Respondents' explicit written consent to abide by any codes, permits, regulations, rules or statutes promulgated by the City of Corpus Christi Texas and the Corpus Christi Code Enforcement.

5. Secondly, I am not in receipt of any evidence, sworn under oath and signed under penalties of perjury, on the record of the City of Corpus Christi Texas' and the Corpus Christi Code Enforcement's claim against any of the Respondents; and thereby, the City of Corpus Christi Texas and the Corpus Christi Code Enforcement lack standing upon which any relief can be granted.

6. Third, I am not in receipt of any evidence, sworn under oath and signed under penalties of perjury, on the record of the City of Corpus Christi Texas' and the Corpus Christi Code Enforcement's or the Building Standards Board's personal jurisdiction upon the Respondents.

7. Fourth, I am not in receipt of any evidence, sworn under oath and signed under penalties of perjury, on the record of subject matter jurisdiction.

8. Finally, I am not in receipt of any evidence, sworn under oath and signed under penalties of perjury, on the record of the City of Corpus Christi Texas' and the Corpus Christi Code Enforcement's precise territorial jurisdiction to determine with certainty as to whether the subject property as described herein is actually within the territorial jurisdiction of the City of Corpus Christi Texas and the Corpus Christi Code Enforcement.

9. Therefore, without any evidence, sworn under oath and signed under penalties of perjury, firmly established on the record of: a signed written contract

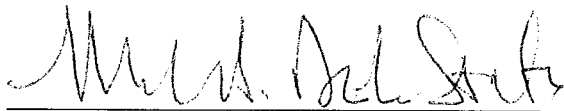
between the City of Corpus Christi Texas and the Corpus Christi Code Enforcement and the Respondents; Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction, Respondents do not consent to this Building Standards Board Hearing set for Thursday, May 26, 2022 at 1:30pm or to any action initiated by the City of Corpus Christi Texas and the Corpus Christi Code Enforcement against the Respondents regarding Subdivision: Del Mar, Lot 16, Block 40 *also known as* 625 Atlantic, Corpus Christi, Texas, Nueces County, Texas 78404.

10. Respondents do not want to conduct any business with the City of Corpus Christi Texas and the Corpus Christi Code Enforcement or the Building Standards Board regarding the Letter at **Exhibit C** or in any other matter at this time.

11. Accordingly and to prepare and preserve the Administrative Record for judicial review, Respondents would respectfully request a first continuance for a period of sixty (60) days to allow the City of Corpus Christi Texas and the Corpus Christi Code Enforcement to bring forth and provide evidence on the record of a signed written contract between the parties, of the Petitioners' Standing to bring forth a claim against the Respondents upon which relief can be granted, of Personal Jurisdiction upon the Respondents, of Subject Matter Jurisdiction and of Territorial Jurisdiction.

Respectfully submitted on this 26th day of May 2022.

Without prejudice and all rights reserved
UCC 1-308,

By 

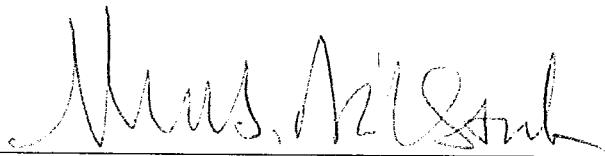
Michael A. De Los Santos,
a real, flesh and blood being.
P.O. Box 2934
Corpus Christi, Texas 78403-2934

Certificate of Service

I hereby certify a copy of the above mentioned Respondents' Special Appearance Challenges and Objections to Petitioners' Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction and Respondent's Special Appearance First Request for Continuance to the Building Standards Board Hearing Set for Thursday, May 26, 2022 at 1:30pm with Supporting Affidavits was given to the following individual and/or entity by *hand-delivery* on May 26, 2022.

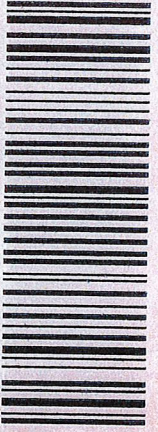
Diana T. Garza
Code Compliance Officer / Building Standards Board Liaison
Corpus Christi Code Enforcement
Police Department

Building Standards Board

By 

Michael A. De Los Santos,
a real, flesh and blood being.

CERTIFIED MAIL



7015 0640 0002 4601 0804

MICHAEL A. DE LOS SANTOS
P.O. Box 2934
Corpus Christi, Texas 78403-2934

U.S. POSTAL SERVICE
FCM LG ENVY
CORPUS CH
78404
JUN 25, 22
AMOUNT
\$10
R2305K1312



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RECEIVED

JUN 29 2022

CITY SECRETARY'S OFFICE

Rebecca L. Huerta
City Secretary
City of Corpus Christi
P.O. Box 9277
Corpus Christi, Texas 78469-9277

Carpus Christi

Box 9227

Christi Texas 78469-9227



Michael A. Deza Santo

P.O. Box 2934

Carpus Christi Texas 78468-2934