

# NOTICE OF NONPAYMENT OF RENT

August 18, 2023

Mr. Udo Birnbaum  
540 VZ County Road 2916  
Eustace, Van Zandt County, Texas 75124

**As outlined in Article 24.005, Texas Property Code**, you are hereby notified that three (3) days after delivery of this notice, I demand possession of said property listed above, now occupied by you.

You now owe **\$33,954.48** for rent and late fees from June 24, 2022 thru August 17, 2023.

**I HEREBY DEMAND** that you pay all past due rent AND vacate the property at once, or I shall proceed against you as the law directs.

**SIGNED** this 18<sup>th</sup> day of August, 2023.



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Robert O. Dow, Manager

CSD Van Zandt LLC  
6115 Owens St Ste 201  
Dallas, TX 75235

Cc: Corey Kellam, Esq.

## SERVICE OF NOTICE

This "Notice of Nonpayment of Rent" was executed at the above address on the 18<sup>th</sup> day of August, 2023 and delivered to Mr. Udo Birnbaum via USPS First Class Mail and USPS Certified Mail/Return Receipt #7022 2410 00002 5526 4187.

**SIGNED** this 18<sup>th</sup> day of August, 2023.



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Robert O. Dow

## ACKNOWLEDGEMENT

STATE OF TEXAS

## RENT COMPARISON ANALYSIS

### Owner:

CSD Van Zandt LLC  
6115 Owens St Ste 201  
Dallas, TX 75235

### Property:

540 VZ County Road 2916  
Eustace, Van Zandt County, Texas 75124  
Living Area: 2,178.00 sq ft



27 days ago

**\$2,500/mo**  
3 bds | 2.5 ba | 2,360 sqft - House for rent  
3370 Vz County Road 2602, Wills Pt, TX 75169



23 days ago

**\$2,275/mo**  
3 bds | 3 ba | 2,470 sqft - House for rent  
950 Vz County Road 2304, Canton, TX 75103



1 day ago

**\$2,800/mo**  
4 bds | 2 ba | 2,452 sqft - House for rent  
32530 Fm 47, Canton, TX 75103



1 hour ago

**\$2,200/mo**  
2 bds | 2 ba | 2,000 sqft - House for rent  
23632 Interstate Highway 20, Wills Point, TX 75169



87 days ago

**\$1,900/mo**  
Studio | -- ba | 2,970 sqft - Apartment for rent  
303 W Dallas St #1, Canton, TX 75103



57 days ago

**\$1,500/mo**  
Studio | -- ba | 2,050 sqft - Apartment for rent  
115 N Houston St #1, Edgewood, TX 75117

Average: \$2,195.83/mo

## RENT STATEMENT

### Tenant:

Mr. Udo Birnbaum  
540 VZ County Road 2916  
Eustace, Texas 75124

### Property:

540 VZ County Road 2916  
Eustace, Van Zandt County, Texas 75124  
Living Area: 2,178.00 sq ft

Starting	Ending	Status	Rent	Late Fee	Total
06/24/2022	07/23/2022	Past Due	\$2,195.83	\$263.49	\$2,459.32
07/24/2022	08/23/2022	Past Due	\$2,195.83	\$263.49	\$2,459.32
08/24/2022	09/23/2022	Past Due	\$2,195.83	\$263.49	\$2,459.32
09/24/2022	10/23/2022	Past Due	\$2,195.83	\$263.49	\$2,459.32
10/24/2022	11/23/2022	Past Due	\$2,195.83	\$263.49	\$2,459.32
11/24/2022	12/23/2022	Past Due	\$2,195.83	\$263.49	\$2,459.32
12/24/2022	01/23/2023	Past Due	\$2,195.83	\$263.49	\$2,459.32
01/24/2023	02/23/2023	Past Due	\$2,195.83	\$263.49	\$2,459.32
02/24/2023	03/23/2023	Past Due	\$2,195.83	\$263.49	\$2,459.32
03/24/2023	04/23/2023	Past Due	\$2,195.83	\$263.49	\$2,459.32
04/24/2023	05/23/2023	Past Due	\$2,195.83	\$263.49	\$2,459.32
05/24/2023	06/23/2023	Past Due	\$2,195.83	\$263.49	\$2,459.32
06/23/2023	07/23/2023	Past Due	\$2,195.83	\$263.49	\$2,459.32
07/24/2023	08/17/2023	Past Due	\$1,770.83	\$212.49	\$1,983.32
				<b>TOTAL</b>	<b>\$33,954.48</b>

*ROD*

Rent Made Payable To:

CSD Van Zandt LLC  
Attn: Robert O. Dow  
6115 Owens St Ste 201  
Dallas, TX 75235