

NOTICE OF LIS PENDENS

Parties: BERNBAUM JEO
to
PUBLIC

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

On: 11/22/2023 at 10:18 AM

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Receipt No.: 2023163480

Amount: \$ 51.00

By: sleath
Susan Strickland, County Clerk
Van Zandt County, Texas

10 Pages

DO NOT REMOVE THIS PAGE - IT IS A PART OF THIS INSTRUMENT



STATE OF TEXAS
COUNTY OF VAN ZANDT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Van Zandt County.

Susan Strickland, County Clerk

Record and Return To:

UDC BERNBAUM
PO BOX 4281

PALESTINE, TX 75862



STATE OF TEXAS §
 §
 COUNTY OF VAN ZANDT §

NOTICE OF LIS PENDENS

Notice is hereby given that there is pending in the 294th District Court of Van Zandt County, Texas, a certain action and suit, styled CSD Van Zandt LLC vs. Udo Birnbaum, and numbered 22-00105, wherein CSD Van Zandt LLC is plaintiff, and Udo Birnbaum is defendant and counter-claimant; that such suit is a proceeding in trespass to try title; that such suit involves the property located in Van Zandt County, Texas which is described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes; and both CSD Van Zandt LLC and Udo Birnbaum, are seeking title thereto, and damages upon each other; that such property so affected is described by metes and bounds in the aforesaid Exhibit "A".

Witness my hand, this 13 day of November, 2023.

Udo Birnbaum

Acknowledgement

State of Texas
 County of Anderson

This instrument was acknowledged before me on November 13, 2023

by Udo Birnbaum

Bill Rawson, Jr.
 Notary Public's Signature



EXHIBIT "A"

All that certain lot, plus all parcel of land located within the P. Young Survey, Abstract No. 919 of Van Zandt County, Texas, being all of a called 74.507 acre tract, described as Tract 1 and all of a called 74.507 acre tract, described as Tract 2 in a deed from E.C. Travis and wife, Carolyn Ann Travis to Gile B. Richardson, dated September 17, 1981 and recorded in Volume 964, Page 447 of the Deed Records of Van Zandt County, Texas, and this 148.02 acre tract being more fully described as follows:

BEGINNING at a Point in County Road 2385, the West line of a called 96.60 acre tract, described as Tract 1 in a deed from Jerry B. Robbins and Vicki A. Robbins to The Texas A R's, LP, dated July 19, 2007 and recorded in Volume 1245, Page 113, and the stretch line of said P. Young Survey and the A. Flower Survey, Abstract No. 284, and being on the Northeast corner of said 74.507 acre tract, Tract 1 and the Southwest corner of a called 500 acre tract as described in a deed from Charles J. Jags to Paul G. Cebere and Lindsey K. Cohen, dated March 24, 2014 and recorded in Document No. 2014-00199, from which a 100' Iron Rod Pined in the West line of said County Road 2385 and the common line of said 5.00 acre tract and a called 5.72 acre tract, described as Tract 2 in a deed from Henry E. Anderson to Brady Irwin and Rhonda Irwin, dated June 24, 2020 and recorded in Document No. 2020-32589 bears North 54 deg. 44 min. 24 sec. West, a distance of 913.55 feet;

THENCE with said County Road 2385, the West line of said 96.60 acre tract, a called 52.48 acre tract, described as Tract 1 in said Volume 1245, Page 113, and the stretch of a called 146.72 acre tract as described in a deed from Shirley Selvis Phillips, Executive of the Estate of Harland William Phillips to Susan Allen Emerson, et al, dated January 28, 2009 and recorded in Volume 1067, Page 523, and the common line of said P. Young Survey, said A. Flower Survey, and the W. Sawyer Survey, Abstract No. 283, to the following list of courses and distances:

South 01 deg. 18 min. 49 sec. East, a distance of 1,355.63 feet to a Point for Corner;

South 02 deg. 55 min. 34 sec. East, a distance of 1,121.70 feet to a Point for Corner;

South 08 deg. 25 min. 16 sec. East, a distance of 682.62 feet to a Point for Corner;

South 04 deg. 03 min. 12 sec. East, a distance of 713.34 feet to a Point for Corner at the Southeast corner of said 74.507 acre tract, Tract 1, hence being the Northeast corner of a called 64.32 acre tract, described as Tract Two in a deed from Charles E. Wozniak, Executive of the saided C. E. Wozniak Irrevocable Trust to Charles E. Wozniak, dated December 5, 2013 and recorded in Document No. 2014-000964, from which an 8" wood fence corner post bears North 88 deg. 55 min. 28 sec. West, a distance of 29.72 feet;

TRANCE South 33 deg. 19 min. 46 sec. West, with the North line of said 43.15 acre tract, a distance of 1,664.95 feet to a Point in a Oak Tree to the East line of a called 20.86 acre tract as described in a deed from Ray Allen Phillips and Gloria Jean Phillips to Steven D. Klawns, dated February 24, 2022 and recorded in Document No. 2022-002475 and being at the point westerly Northwest corner of said 43.15 acre tract, from which a 70° from North line of the Southeast corner of said 20.86 acre tract being South 61 deg. 00 min. 00 sec. East, a distance of 133.25 feet;

TRANCE North 41 deg. 28 min. 16 sec. West, with the East line of said 30.86 acre tract and a called 35.86 acre tract as described in a deed from Ray Allen Phillips and Gloria Jean Phillips to JCU Phillips Revocable Trust, dated May 12, 2017 and recorded in Document No. 2017-040813, passing a S 9° West Red Point at the East corner corner of same at 512.24 feet and continuing for a total distance of 1,563.69 feet to a 7° East Post fence corner found at the Southeast corner of a called 17.25 acre tract as described in a deed from the Sheriff of Van Zandt County, Texas to Michael Galligan, dated November 2, 2009 and recorded in Document No. 2009-111415;

TRANCE North 64 deg. 07 min. 07 sec. West, with the East line of said 31.25 acre tract, a distance of 1,513.15 feet to a 344° from Sign Found in the South line of a called 34.66 acre tract, described as Tract 1 in said Document No. 2020-036638 at the Northwest corner of said 31.25 acre tract, from which a 107° from Red Fenced at the Southwest corner of said 31.25 acre tract being South 88 deg. 06 min. 33 sec. West, a distance of 461.9 feet;

TRANCE North 28 deg. 15 min. 23 sec. East, with the South line of said 17.25 acre tract, said 572 acre tract, and said 5.64 acre tract, passing a 10° from Red Fenced at the South corner corner of said 5.72 acre tract and said 5.64 acre tract of 1,455.81 feet and continuing for a total distance of 1,805.20 feet to the **PODGE OF BUSHES AND CONTAINING 136.12 ACRES OF LAND.**

WITNESSES & COUNTER
 STATE OF TEXAS
 COUNTY OF VAN HANDE
 J. L. HARRIS, County Clerk

#7542

WARRANTY DEED

664-447

THE STATE OF TEXAS,

COUNTY OF VAN HANDE

KNOW ALL MEN BY THESE PRESENTS:

That we, T. C. TRAVIS and wife, CAROLYN ANN TRAVIS, of the County of Van Handt and State of Texas, for and to consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to us in hand paid by GEO. E. BIERBAUM, as follows:

\$10.00 cash in hand paid, and other good and valuable consideration this day paid to us all in cash by the said GEO. E. BIERBAUM, the receipt and sufficiency of which is hereby acknowledged and confessed,

have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY, unto the said GEO. E. BIERBAUM, of the County of Dallas and State of Texas, all that certain tract or parcel of land described as follows, to-wit:

Tract No. 1:

All that certain lot, tract or parcel of land, lying and being situated in the County of Van Handt, State of Texas, part of the FORBES YOUNG SURVEY, Asect. 30, 27E, and more fully described as follows, to-wit:

Being a part of certain lands out of said Young Survey, surveyed by Archie Shelton et al to Eunice Pearson and C. E. Paschall, by deed of April 18, 1942, and of record in Vol. 300, Page 115, Deed Records of Van Handt County, Texas.

BEGINNING at the occupied Northwest corner of said Pearson and Paschall tract, said beginning point being by record 1284 vrs South from the Northwest corner of said Young Survey and being also in the center of a community paved road, a concrete monument bears West 10.6 vrs;

THENCE West with fence 673 vrs to iron bar for survey at fence corner;

THENCE North, with fence, crossing Chalkybeats Spring Branch, and continuing South with fence, to a total distance of 825 vrs to iron bar for corner in axis;

THENCE East crossing said branch and continuing East to a total distance of 673 vrs to corner in center of said paved road and in said occupied East line of Young Survey, a concrete monument bears West 10.6 vrs;

THENCE North with center of said road and with said occupied East line of Young Survey, 825 vrs to the place of beginning, containing 74.607 acres of land, 1.190 acres of which is in said community paved road, the portion in said road being 825 vrs in length and 10.6 vrs in width.

Tract No. 2:

All that certain lot, tract or parcel of land, lying and being situated in the County of Van Handt, State of Texas, a part of the FORBES YOUNG SURVEY, Asect. 27E, more fully described as follows, to-wit:

Being part of certain lands out of the said Young Survey, surveyed by Archie Shelton et al to Eunice Pearson and C. E. Paschall by deed of April 18, 1942, and of record in Vol. 300, Page 115, Deed Records of Van Handt County, Texas;

WITNESSES & COUNTER
 J. L. HARRIS, County Clerk
 J. L. HARRIS, County Clerk

ATTACHMENT "A"

Document No. 2022-007473

WARRANTY DEED WITH VENDORS LIEN

Parties: BARCLAY PATRICIA MOORE
 to
CSD VAN ZANDT

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

On: 06/24/2022 at 01:11 PM

Document Number: 2022-007473

Receipt No.: 202216095

Amount: \$ 95.00

By: J. J. J. J.
 Susan Strickland, County Clerk
 Van Zandt County, Texas

7 Pages

DO NOT REMOVE THIS PAGE -- IT IS A PART OF THIS INSTRUMENT



STATE OF TEXAS
 COUNTY OF VAN ZANDT

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded under the Document Number stamped herein on the Official Public Records of Van Zandt County.

Susan Strickland, County Clerk

Record and Return To:

EAST TEXAS TITLE COMPANY
 125 W MAIN ST

GUN BARREL CITY, TX 75156

ATTACHMENT "A"

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEH

Date: Executed as of the date of the acknowledgment, to be affixed on Jan 2, 2023

Grantor: PATRICIA MOORE BARCLAY, A SINGLE WOMAN

Grantor's
Mailing Address: 4337 Norwalk Way
Mineral City, Fort Bend County, Texas 77459

Grantee: JAMES T. Mc JONE III, a SINGLE MAN

Grantee's
Mailing Address: 181 Maywood Cir.
Lubbock, Lubbock County, Texas 79404

Grantee: LISA LOGER-GRIFF, A MARRIED WOMAN DEALING IN HER SEVERAL AND SEPARATE
PROPERTY, JOY JOINED BY HER SPOUSE BECAUSE THE PROPERTY HEREIN
CONVEYED BORNES NO PART OF EACH HOMESTEAD

Grantee's
Mailing Address: 620 Gagey St.
Baylor, Calhoun Parish, Louisiana 70603

Grantee: CTD VAN ZANDT, A TEXAS LIMITED LIABILITY COMPANY

Grantee's
Mailing Address: 6115 Owens St. Ste. 201
Dallas, Dallas County, Texas 75225

Consideration:

TEN AND NO/100 (10.00) DOLLARS and other good and valuable consideration, and a note of even date that is to the principal amount of EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$850,000.00), and is executed by Grantee, payable to the order of SAMSUNG BANK. The notes secured by a vendor's lien retained in favor of SAMSUNG BANK, to this Deed and by a Deed of Trust of even date from Grantee to CHARLES F. WOODS, Trustee.

Property (including improvements):

All that certain lot, tract or parcel of land situated in the Thomas Young Survey, Abertown No. 37K, Van Zandt County, Texas, and being more particularly described by covenants and bonds as Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

Reservations from Conveyance and Warranty: NONE

Exceptions to Conveyance and Warranty:

Lines described a part of the consideration and any other lines described in this deed as being either severed or subject to which title is taken; validity existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validity existing mortgages, servitudes, covenants, conditions, oil and gas leases, mineral interests, and water interests subsisting in parcels other than Grantee, and other instruments, other than conveyances of the surface fee estate, that affect the property, validity existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of

Lisa Logan Priest
 Notary Public, State of Louisiana

STATE OF LOUISIANA)
 PARISH OF Calcasieu)

This instrument was duly signed before me on this 26th day of June, 2022 by
 LISA LOGAN PRIEST.

Donna L. Brown
 Notary Public, State of
 Louisiana

PREPARED BY THE LAW OFFICE OF
 Odie C. Fleves
 Attorney at Law
 300 E.44th Hwy 375, Suite 200
 Thibodaux, LA 70301

AFTER RECORDING RETURN TO:

NR060124C

Donna L. Brown
 Notary # 001657
 Calcasieu Parish, Louisiana
 Commission Expires at Death

Government, all rights, obligations, and other matters arising from and existing by reason of governmental or other entity authorized to establish regulations and assess taxes and fees, including, but not limited to, the county where the property is located and other governmental entities, any flexible zoning regulations, and fees for the current year, which Grantor assumes and agrees to pay, but not subsequent assessments for that and the years due to change in land usage, ownership, or both, the payment of vehicle license taxes.

Grantor, for the consideration and subject to the reservations from and exceptions to easements and covenants, grants, with and covenants to Grantee the property, together with all and singular the right and appurtenances thereto in any other belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, and assigns, as rights hereof. Grantee Vests Grantee and Grantee's heirs, executors, administrators, and assigns to remain and forever defiled all and singular the property to Grantee and Grantee's heirs, executors, administrators, assigns and assigns, against every person whatsoever lawfully claiming or so claiming the same in any part thereof except in to the immediate limit and exceptions to subsequent and warranty.

The vendor's title against and any who title to the property are subject until such note described is fully paid according to its terms, in which case this deed shall become absolute.

SURETY BOND, as Grantee's request, has paid in cash to Grantee the portion of the purchase price of the Property that is evidenced by the note. This deed and separate vendor's title against and subject to the Property are retained for the benefit of SURETY BOND and are transferred to SURETY BOND, without release against Grantee.

Under the current regulations, the following are and previous to this the deed.

Patricia Moore Barclay
PATRICIA MOORE BARCLAY

STATE OF TEXAS §
COUNTY OF Wade §

This instrument was acknowledged before me on the 22 day of June, 2022 by
PATRICIA MOORE BARCLAY.



Patricia Moore Barclay
NOTARY PUBLIC, STATE OF TEXAS

James T. Moore III
 James T. Moore III

STATE OF TEXAS §
 COUNTY OF Montgomery §

This instrument was acknowledged before me on the 22 day of June, 2023 by
 James T. Moore III.



Kristen N. Burns
 NOTARY PUBLIC, STATE OF TEXAS