

NOTICE OF LIS PENDENS

Parties: BIRNBAUM UDO
to
CSD VAN ZANDT LLC

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

On: 03/11/2025 at 10:37 AM

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Receipt No.: 2025177245

Amount: \$ 33.00

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

4 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:

UDO BIRNBAUM
119 AN COUNTY ROAD 2501

TENNESSEE COLONY, TX 75861



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 Udo Birnbaum vs. CSD Van Zandt LLC, and numbered 25-00024, wherein Udo Birnbaum is plaintiff, and CSD Van Zandt LLC is defendant; that such suit involves a 150 acres at 540 VZ County Road 2916 in Van Zandt County, Texas, more fully described in the county Records, Vol. 964, page 447.

Such 150 acres is claimed by CSD Van Zandt LLC as being theirs by reason of coming to them out of the estate of a Gwendolyn Wright Thibodeaux and the later estate of husband Louis Thibodeaux, but such property never entering, and certainly never coming out of, neither of these estates. CSD Van Zandt LLC has no chain of deeds onto them. This is blatant real estate deed fraud upon an elderly. Attached is:

Exhibit 1: Deed Gwendolyn Wright Thibodeaux to Udo Birnbaum,

Exhibit 2: Deed Louis Thibodeaux to Udo Birnbaum.

Witness my hand, this 5 day of March, 2025

Udo Birnbaum
 Udo Birnbaum

Acknowledgement

State of Texas
 County of Anderson

This instrument acknowledged before me on March 5, 2025

by Udo Birnbaum

Vicky E. Juarez
 Notary Public's Signature



WARRANTY DEED

Exhibit 1

THE STATE OF TEXAS
COUNTY OF VAN ZANDT

That I, GWENDOLYN WRIGHT THIBODEAUX, of the County of Van Zandt and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to me in hand paid by UDO BIRNBAUM, as follows:

\$10.00 cash in hand paid, and other good and valuable consideration this day paid to me all in cash, by the said Udo Birnbaum, 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 UDO BIRNBAUM, of the County of Van Zandt and State of Texas, all those tracts and parcels of land, totaling more or less 170 acres, described as follows, to-wit:

Property No. 1: That tract or parcels of land, being more or less 150 acres, more fully described in Deed of Records, Vol. 964, page 447.

Property No. 2: That tract or parcels of land, being more or less 18 acres, more fully described in Deed of Records, Vol. 997, page 807.

Property No. 3: That tract or parcels of land, being more or less 4.5 acres, more fully described in Deed of Records, Vol. 1037, page 321.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said UDO BIRNBAUM, his heirs and assigns forever, and I do hereby bind ourselves, and our heirs, executors and administrators, to Warranty and Forever Defend, all and singular the said premises unto the said UDO BIRNBAUM, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED this the 29th day of April, 2002.

Gwendolyn Wright Thibodeaux
Gwendolyn Wright Thibodeaux
Thibodeaux

THE STATE OF TEXAS
COUNTY OF VAN ZANDT

This instrument was acknowledged before me on this 29th day of April, 2002, by GWENDOLYN WRIGHT THIBODEAUX.



Debbie Corneil
Notary Public, State of Texas

Exhibit 2WARRANTY DEED

THE STATE OF LOUISIANA
PARISH OF CALCASIEU

That I, LOUIS THIBODEAUX, of the Parish of Calcasieu and State of Louisiana, for and in consideration of the sum of TEN AND NO/10 (\$10.00) DOLLARS, and other good and valuable consideration to me in hand paid by UDO BIRNBAUM, Trustee of the LEID Trust, as follows:

\$10.00 cash in hand paid, and other good and valuable consideration this day paid to me all in cash by the said Udo Birnbaum, 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 UDO BIRNBAUM, Trustee of the LEID Trust, of the County of Van Zandt and State of Texas, all those tracts and parcels of land, totaling more or less 170 acres, described in the records of Van Zandt County, Texas as follows, but reserving and retaining all mineral rights, to wit:

Property No. 1: That tract or parcels of land, being more or less 150 acres, more fully described in Deed of Records, Vol. 964, page 447.

Property No. 2: That tract or parcels of land, being more or less 18 acres, more fully described in Deed of Records, Vol. 997, page 807.

Property No. 3: That tract or parcels of land, being more or less 4.5 acres, more fully described in Deed of Records, Vol. 1037, page 321.

RESERVING AND RETAINING ALL MINERAL RIGHTS, TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto, the said UDO BIRNBAUM, Trustee of the LEID Trust, his heirs and assigns forever, and I do hereby bind ourselves, and our heirs, executors and administrators, to Warranty and Forever Defend, all and singular the said premises unto the said UDO BIRNBAUM, Trustee of the LEID Trust, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, in any part thereof.

EXECUTED this 2 day of April, 2017

Louis Thibodeaux
Louis Thibodeaux

THE STATE OF LOUISIANA
PARISH OF CALCASIEU

This instrument was acknowledged before me on this 3rd day of April, 2017, by LOUIS THIBODEAUX.

Lisa L. Girod
Notary Public, State of Louisiana

Lisa L. Girod
Notary # 008081
Calcasieu Parish, Louisiana
Commission Expires 01/01/2026