# Document No. 2025-002097

## NOTICE OF LIS PENDENS

BIRNBAUM UDO

4.

CSD VAN ZANDT LLC

#### FILED AND RECORDED OFFICIAL PUBLIC RECORDS

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

Document Number: 2025-002097 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 upder the Document Number stamped hereon of the Official Public Records of Van Zandi 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 Modo Bullaum

Acknowledgement

State of Texas County of Anderson

County of Anderson
This instrument acknowledged before me on March 5, 2025
by Udo Birn baum
Viskey & Jualls

# WARRANTY DEED

Exhibit 1

THE STATE OF TEXAS COUNTY OF VAN ZANDT

Tract I. GWENDOL YN 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 cook 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 it least, by the said Udo Birmbaum, the receipt and sufficiency of which is hereby acknowledged and confessed.

have GRANTED, SOLD and CONVEYED, and by these presents to GRANT, SELL and CONVEY, muot 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 scress, described as follows, to-wit:

<u>Property No. 1</u>: Then tract or purcels 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

Dead of Records, Vol. 997, page 807.
Property No. 3: That tract or parcets of kind, 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 and appartmenters thereto in anywire belonging unto the said UDO BIRNBAUM, his beins that satigute forever, and I do hereby bind cursolves, and our beins, execution and deministrators, to Wermatry and Forever Defend, all and singular the said premises unto the said UDO BIRNBAUM, his heirs and satiguts, against every person whomsoever lawfully elatining or to claim the same, or any ment thereof.

EXECUTED this the 29th day of Good 20

THE STATE OF TEXAS
COUNTY OF VAN ZANDT
This instrument was acknowledged before me on this 21 TEXANDOLLY WRIGHT THIBODEAUX

ore me on this 25th day of Arril, 2002, b



Notary Public, State of Texas



#### WARRANTY DEED

THE STATE OF LOUISIANA PARRISH OF LABORATION

That I., LOUIS THIBGORACX, of the Pazish of Louisland State of Louisland, for and in consideration of the sact of TEN AND NOVIO) (\$10.00) DOLLARS, and other good and valuable consideration to me in hard gold by UDO BENDAUM, Transce of the LELD Trug, as follows:

\$10,00 cph in Signd gold, and other good real vulntable consideration this day paid to me all in cash by the said Usio Birmbaum, the receipt and Vefficiency of which is hereby acknowledged and confessed.

have GRANTED, SOLD and CONVEYED, not by these presents to GRANT, SELL and CONVEY, onto the said UDO BERNADM, Truptee of the LEILD Trust, of the Coursy of Van Zandt and State of Texts, all those tracts and parcels of Lard, istaling more of less 17th acres, described in the recede of Van Zand Courty, Texts as follows, but expering and retaining all minimal rights, to rule:

Property No. 1: That must be purely of land, being time or lost 150 wares, more fully described in Deed of Researchs, Vol. 964, page 447.

Property No. 2: That must be purely of load, being more or loss 18 across, more fully described in Deed of Recently, Vol. 797, mass 207.

<u>Property No. 3:</u> That trace or parcels of found, being more or less 4.5 acres, more fully described in Deed of Records, Vol. 1037, page 321.

RESERVING AND RETAINING ALL MIMERAL REGISTS. TO HAVE AND TO HOLD the showed described premises, spetther wise found dispatule in eligibility and apparentament elitrosis in anywas belonging epits, the said UDO RIBNIBAUM, Trenter of the LEED Trust, bit letter and assigns forever, and I do hereby blind ourselvers, and non-hois, executions, and administrations, to Warmeny and Forever Deficied, all and sugariant the still promises used in the side UDO DIRVBOADM, Trente of the LEED Trust, in-holes and assigns, applicat ex exy pations whormshere; Jos-fully deficing or to dain the sames, or any purt thereof.

EXECUTED WAS 2 day on Abril, 201

Lunis Thebosems

THE STATE OF LOUISIANA PARRISH OF CONTACTOR

This instruments was arknowledged before me on this 32 day of 4017, by LOUE THIRDDEAUX.

Starty Public, State of Lucibians

Lisa L. Girot Habry # Chilles Calcasina Parish, Laudalana Camphasan Explosis in Dash