Nebraska State Court Form
REQUIRED
Ch. 6, Art. 14, App.1
Eff. 07/2025 CC 4:1
Neb. Rev. Stat. § 25-2804(3)

IN THE COUNTY COURT OF ~~County~~ Douglas COUNTY, NEBRASKA
(Enter the county name)

~~Central Park Tower Council~~,
Plaintiff

Case No. SC 26-871

~~by~~ Steven Donahue, ~~Secretary~~
Street Address/P.O. Box Number
1511 Farnam St. #110 Omaha, NE 68102
City/State/ZIP Code
402-889-9047 cptresidentcouncil@gmail.com
Telephone E-mail Address

PLAINTIFF'S CLAIM AND NOTICE TO DEFENDANT (Small Claims Court)

VS.

CPT Burt Apartments 23 LLC c/o CSC Legal
Defendant
233 South 13th Street, Suite 1900
Street Address/P.O. Box Number
Lincoln, NE 68508
City/State/ZIP Code
Telephone E-mail Address

FILED
CIVIL/SMALL CLAIMS DIVISION
NOV 10 2026
Clerk of Court
DOUGLAS COUNTY COURT
OMAHA, NEBRASKA

Plaintiff states that defendant(s) owe(s) and should be ordered to pay to me the sum of $ 4,200.00 and costs of this action, or return the property valued at $ 0.00 and costs of this action because on August 19,2024 at Central Park Tower. defendant has failed and refused to pay the resident the resident participation funds required by HUD rules.

Plaintiff declares that the defendant(s) is (are) not a "person in the military service of the United States" as defined in Sec. 101 of the Soldiers Relief Act, 1940.

I have filed 0 small claims this week, and 0 within the current calendar year.

I elect to have the notice served upon the defendant(s) by: ☐ sheriff ☐ constable ☐ process server ☒ certified mail restricted delivery

DATE: November 9,2026

PLAINTIFF'S SIGNATURE:

003417010C01

Case No. SC 26-871

NOTICE TO DEFENDANT

This claim has been filed against you.

You must appear before the Douglas County Court located at: 1701 Farnam St, Omaha, NE 68183 Courtroom 31 on January 14, 2027 at 10:30 a.m. If you do not appear, a judgment will be entered against you, together with costs of this action. You should read the information on the back of this claim notice. If you have any questions about the procedure, you may contact the clerk of the court in person or by calling: 402-444-5424 .

(phone number)

DATE: November 10, 2026

BY THE COURT:

Robyn Levine

Clerk

(Seal)

Appendix 1 (Neb. Ct. R. – Chapter 6, Article 14)