

IN THE DISTRICT COURT OF DOUGLAS COUNTY, NEBRASKA

TOM PALTANI,	)	CASE No. CI12-7343
	)	
Plaintiff,	)	
	)	
vs.	)	PARTIAL RELEASE
	)	OF JUDGMENT LIEN
	)	
PROPERTY VENTURES, LLC,	)	
A Nebraska Limited Liability	)	
Company,	)	
	)	
Defendant.	)	

The undersigned, TOM PALTANI, being first sworn to oath, deposes and states as follows:

1. That I am the Plaintiff in this matter.
2. That Plaintiff is the owner and holder of a judgment entered by this Court by an Order of Default Judgment dated June 21, 2013, in favor of Plaintiff and against the Defendant, Property Ventures, LLC, in the amount of \$88,332.40 plus interest (hereinafter "Judgment").
3. Plaintiff hereby acknowledges a partial payment in the amount of \$4,405.<sup>16</sup>, as a net proceeds payment from the sale of the property herein released.
4. In consideration of a partial payment, Plaintiff does hereby forever release, exonerate and discharge from the lien of the Judgment, the property commonly known as 714 S 30<sup>th</sup> St and legally described as:  
**The North 50 feet of Lot 7, Block 8, John I Redicks Subdivision, an Addition to the City of Omaha, in Douglas County, Nebraska, excepting therefrom that portion taken for St. Marys Ave.**
5. Provided, however, that nothing herein contained shall be held or construed to release, exonerate or discharge any other property, other than the property specifically described herein, or the Defendant from any lien, operation, force or effect of said Judgment, nor from any other



# Certificate of Service

I hereby certify that on Monday, October 06, 2014 I provided a true and correct copy of the Release of Lien by Either Party to the following:

Paltani, Tom, represented by Molly Blazek (Bar Number: 24384) service method: Electronic Service to molly@blazeklawgroup.com

Property Ventures LLC service method: Email

Signature: /s/ Knoblauch, Matthew, T, (Bar Number: 21500)

IN THE DISTRICT COURT FOR DOUGLAS COUNTY, NEBRASKA

TOM PALTANI, )  
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Plaintiff, )  
)  
vs. )  
)  
PROPERTY VENTURES, LLC, a )  
Nebraska Limited Liability Company, )  
)  
Defendant. )

CASE NO.: CI 12-7343

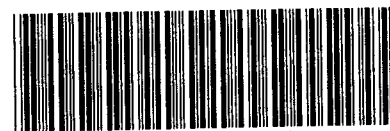
ORDER OF DEFAULT  
JUDGMENT

#18 FILED  
IN DISTRICT COURT  
DOUGLAS COUNTY NEBRASKA  
JUN 21 2013  
JOHN M. FRIEND  
CLERK DISTRICT COURT

This matter came before the Court on June 17, 2013 upon Plaintiff's Motion for Default Judgment. Plaintiff appears in person and with counsel. Defendant fails to appear.

Hearing held, evidence adduced, the Court being fully advised in the premises finds as follows:

1. The Court has subject matter and personal jurisdiction of the parties hereto.
2. Defendant was properly served with summons and has failed at answer, appear or otherwise plead within the time prescribed by the Rules of Civil Procedure and the Statutes of the State of Nebraska and is, therefore, in default.
3. Plaintiff provided testimony to support his claim. Exhibit "1" was marked, identified, offered, and received into evidence. The exhibit includes a true and correct copy of the promissory note signed by the Defendant herein, and the Affidavit provides the Court with sufficient facts to find that the original note has been lost.
4. Plaintiff loaned Defendant One Hundred Twenty Thousand Dollars (\$120,000.00) on October 6, 2006. The Note required monthly payments of \$2,433.17 principal and interest with an interest rate of 8%. Defendant made payments on the note but was in default on July 16, 2009 and thereafter. Due to the default of Defendant, Plaintiff invoked his right to call the Note due and calculate the balance thereafter using the default interest rate of 16%.
5. On the date of default, the principal balance due on the note was \$59,940.07. Defendant made some payments after default and has received credit therefore. A calculation of the unpaid principal balance and accrued interest at the default rate due at the time of filing this Complaint, prepared by Plaintiff, was marked as Exhibit "2", identified, offered and received into evidence. The balance as of that date was \$80,451.00, which includes principal of \$65,704.41 and interest of \$14,746.59.
6. Interest on the unpaid balance at 16% per annum accruing from the date of filing



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through June 17, 2013 is \$7,881.40. The daily rate for interest is \$25.10 and the case has been on file for 341 days.

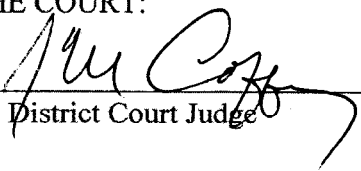
7. The Court finds that Defendant is indebted in the total amount of \$88,332.40 and is entitled to the contract rate upon the judgment accruing hereafter.

IT IS THEREFORE ORDERED that judgment is rendered in favor of Plaintiff and against the Defendant for \$88,332.40 accruing at the contract rate of 16% per annum, plus the costs of this action.

Dated this 21<sup>st</sup> day of June, 2013.

BY THE COURT:

By: \_\_\_\_\_

  
District Court Judge

Prepared and submitted by:  
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