Table of Contents

Court Binder · Jaafar & Thwaini v. Spencer · CI 26-13193 · Wed, Nov 18, 8:30 AM · Courtroom 21 · **Bold rows = the pages Rasha reads out loud**

Start here		Binder pages
·	This table of contents	p. 1
·	**Which packet do I use? (3 questions)**	p. 2
·	Checklist: tonight, Tuesday, Wednesday	p. 3
A	Exhibit List A (Toney does NOT come)	p. 63
B	Exhibit List B (Toney comes)	p. 64

Packet 1: Toney does not come		Most likely
·	Cover and map	p. 4
1	Before court	p. 5
2	What will happen	p. 6
3	Golden rules	p. 7
4	**What Rasha says first**	p. 8
5	**Easy questions**	p. 9–10
6	**Hard questions**	p. 11
7	**Money: what we ask for**	p. 12
8	**At the end**	p. 13
9	If something goes wrong	p. 14
10	Papers for the judge	p. 15–16
11	Facts to fill in	p. 17
A–Z	Court words	p. 18

Packet 2: Toney comes and fights		Likely
·	Cover and map	p. 19
1	Read this first	p. 20
2	What will happen	p. 21
3	Golden rules when Toney is there	p. 22
4	**The 3 biggest dangers**	p. 23
5	**What Toney may say, and what you say**	p. 24–25
6	**New questions the judge may ask**	p. 26
7	Questions you may ask Toney	p. 27
8	Extra papers (Exhibits 10 to 14)	p. 28
9	What the judge may decide	p. 29
10	If something goes wrong	p. 30
11	Facts to fill in, checklist	p. 31–32
·	Notes for Hajer	p. 33

Packet 3: Toney asks for more time		Possible
·	Cover and map	p. 34
1	Read this first	p. 35
2	What "more time" means (7-day rule)	p. 36
3	**What Rasha says**	p. 37
4	**Do not say**	p. 38
5	Questions the judge may ask	p. 39
6	**If the judge says yes**	p. 40
7	Using the extra time	p. 41
8	If something goes wrong	p. 42
·	Notes for Hajer	p. 43

Packet 4: Toney wants a deal		Less likely
·	Cover and map	p. 44
1	**5 golden rules**	p. 45
2	Money worksheet	p. 46
3	Our lowest deal	p. 47
4	What a safe deal must say	p. 48
5	**What to say**	p. 49
6	**In the courtroom**	p. 50
7	Deal sheet (to sign)	p. 51
8	If something goes wrong	p. 52
·	Notes for Hajer	p. 53

Packet 5: Proof of service missing		Least likely
·	Cover and map	p. 54
1	**Read this first**	p. 55
2	What "return of service" means	p. 56
3	Tuesday: calls to make	p. 57
4	**What the judge may do**	p. 58
5	Questions the judge may ask	p. 59
6	What to ask for	p. 60
7	If something goes wrong	p. 61
·	Notes for Hajer	p. 62

Page numbers here count from the front of the whole binder. Each packet also shows its own page number at the bottom of every page. Tip: tap any row to jump to that page (in a PDF app). Every page has a "Contents" link at the bottom to come back. Sticky tabs: pages 4, 19, 34, 44, 54.

START HERE: COURT BINDER

Jaafar & Thwaini v. Spencer · CI 26-13193 · Wednesday, Nov 18, 2026, 8:30 AM · Lancaster County Court, 2nd floor, Courtroom 21

Which packet do I use?

1 **Is Toney in the courtroom?**
NO → question 2. **YES** → question 3.

2 **Toney is NOT there. Ask the clerk at 8:00: is the proof on file?**
YES → PACKET 1 **NO, or it looks wrong →** PACKET 5

3 **Toney IS there. What does he want?**
To fight the case → PACKET 2
More time → PACKET 3
To make a deal → PACKET 4

Things change? Switch packets. Each packet says when.

What is in this binder

Tab	What	Pages
1	**Packet 1**: Toney does not come (main packet: what to say, money, papers)	15
2	**Packet 2**: Toney comes and fights	15
3	**Packet 3**: Toney asks for more time	10
4	**Packet 4**: Toney wants to make a deal	10
5	**Packet 5**: Proof of service is missing	9
A	**Exhibit List A** (Exhibits 1 to 9): hand to the judge if Toney does NOT come. Print 3.	1
B	**Exhibit List B** (Exhibits 1 to 14): hand to the judge if Toney comes. Print 3.	1

Tip: put a sticky note in the same color on the first page of each packet.

BEFORE WEDNESDAY

One checklist for everything

Tonight (Monday) at Rasha's

- ☐ Rasha fills in the **question form** on her phone: rasha-house-qs-fit37.pages.dev. Then tap "Send to Hajer."
- ☐ Rasha and Nedhal decide their **lowest deal** (Packet 4, Sections 2 and 3)
- ☐ Find **Toney's full birthday** (for the military form, Exhibit 9)
- ☐ Screenshot **all texts** with Toney. Show the dates.
- ☐ Nedhal signs **Exhibit Lists A and B** (if she is not coming)

Tuesday

- ☐ 8:00 AM: Rasha calls **Greiner, 402-580-5225** (Packet 5, Section 3)
- ☐ Rasha asks the **gas company**: move-out date, in writing
- ☐ Hajer checks email for the **clerk's reply** (Keri Pritschau, haleid24)
- ☐ Hajer unlocks Aside Vault. 7:45 PM: say **"run the military check"**
- ☐ Print this binder, plus **3 copies** of the exhibit lists and Exhibits 1 to 14
- ☐ Write "Ex. 3, p. 2" on each page. Fill in **page counts** on the lists
- ☐ Rasha reads her opening statement out loud twice (Packet 1, Section 4)

Wednesday

- ☐ Arrive by **8:00 AM**. Bring: binder, papers, photo ID, pen. Phone on silent.
- ☐ Clerk's window: "Is the **return of service** on file for CI 26-13193?" (proof he got the papers)
- ☐ Use **Start Here** to pick the packet

Important numbers

Court clerk (civil)	402-441-7291 · keri.pritschau@nejudicial.gov
Greiner Process Service	402-580-5225
Legal Aid of Nebraska (free)	877-250-2016

These packets help you prepare. They are not legal advice. Nobody who made them is a lawyer.

1 COURT PACKET: TONEY DOES NOT COME

Use this packet only if Toney is **NOT** in the courtroom.

Case	Rasha Jaafar & Nedhal Thwaini v. Antonio Spencer **Case number: CI 26-13193**
Day and time	**Wednesday, November 18, 2026, 8:30 AM** Arrive by **8:00 AM**
Place	Lancaster County Court, 575 S 10th St, Lincoln **2nd floor, Courtroom 21**
The house	2320 S 58th St, Lincoln, NE 68506

Toney walks in? STOP. Put this packet away.

Find your page

1	**Before court**: what to bring, what to check	**p. 2**
2	**What will happen** in the courtroom, step by step	**p. 3**
3	**Golden rules** for talking to the judge	**p. 4**
4	**What Rasha says first** (short statement)	**p. 5**
5	**Easy questions** the judge will probably ask	**p. 6**
6	**Hard questions** the judge might ask	**p. 8**
7	**Money**: what we ask for	**p. 9**
8	**At the end**: what to ask the judge	**p. 10**
9	**If something goes wrong**	**p. 11**
10	**Papers for the judge**: exhibit list and how to use it	**p. 12**
11	**Facts to fill in** before Wednesday	**p. 14**
A–Z	**Court words**, explained simply	**p. 15**

1 BEFORE COURT

What to bring, and what to check

Bring these

- ☐ This packet
- ☐ 3 copies of the **Exhibit List** and papers 1 to 9 in Section 10 (judge, clerk, you)
- ☐ The **original** lease and the **original** notice (keep them in a folder)
- ☐ Photo ID
- ☐ A pen
- ☐ Phone with the house photos and videos (phone on silent)

When you arrive (8:00 AM)

1. Go to the **2nd floor**. Find **Courtroom 21** on the screen.
2. Go to the **clerk's window** (2nd floor, across from Courtroom 20).
3. Ask the clerk **2 questions**. Write the answers.

ASK CLERK **"Is the return of service on file for case CI 26-13193?"**
Answer: _____

ASK CLERK **"Is today only about the house? Is the rent on another day?"**
Answer: _____

DO NOT take money from Toney. Do not agree to anything in the hallway. Taking rent now can **hurt the case**.

2 WHAT WILL HAPPEN

In the courtroom, step by step

Step	What happens	What you do
1	The judge calls the case: "Jaafar and Thwaini versus Spencer."	Stand up. Say: **"Present, Your Honor."**
2	The judge checks that Toney got the court papers.	Wait. Answer only if asked.
3	The judge asks if Toney is in the military.	Give the judge **paper #9** (military form).
4	Rasha promises to tell the truth ("sworn in").	Raise your right hand. Say **"I do."**
5	Rasha tells what happened.	Read **Section 4**. Then answer questions (**Sections 5 and 6**).
6	The judge decides.	Listen. Write down what the judge says.
7	The judge signs the decision (the "journal entry").	Ask for a copy. See **Section 8**.

Two possible results

A The judge decides about the house **and** the money today.

B The judge decides about the house today (or says it does not matter, because the house is empty). The judge sets **another day for the money**. Write that date down.

3 GOLDEN RULES

How to talk to the judge

1. **Call the judge "Your Honor."**
2. **Speak slowly. Short sentences are good.**
3. **Say only what is true and what you know.**
4. **Never guess a date or a number.**
5. **"I do not know" is OK, when it is true.**
6. **Answer only the question. Then stop.**
7. **Do not argue with the judge.**
8. **Talk only to the judge.**

Helpful sentences

SAY "Could you repeat the question, please, Your Honor?"

SAY "Could you say that more slowly, please?"

SAY "Do you want the date, or what happened?"

SAY "May I look at my notes for dates and amounts?"

SAY "I need an interpreter, please." (only if you need one)

ASK FIRST "Your Honor, may my family member sit with me and help me find my papers?"

REMEMBER If the judge says yes, Hajer can sit with you, find pages, and hand you papers. Hajer **cannot** speak, answer, or whisper answers for you. Rasha speaks for herself. Need time? Say: "May I have a moment to find my notes?"

4 WHAT RASHA SAYS FIRST

About 1 to 2 minutes. Read slowly. Fill the blanks before Wednesday.

First ask: "Your Honor, may I look at my notes for dates and amounts?" If the judge says no: tell it in your own words, same order.

1. Good morning, Your Honor. My name is Rasha Jaafar.
2. Nedhal Thwaini and I own the house at 2320 South 58th Street in Lincoln.
3. On August 15, 2025, we signed a lease with Antonio Spencer.
4. The rent is $1,900 each month, due on the 1st.
5. The late fee is $25 a day after the 5th.
6. After 12 months, the lease went month to month.
7. On September 28, 2026, I mailed him a notice. It said: leave by October 31.
8. He texted me back about it. So he got it.
9. He did not pay October rent.
10. On _____, the gas company called us. They said the tenants moved out.
11. We went to the house on _____. It was empty.
12. We got in by _____. We have the keys: YES / NO.
13. We ask for: the house, if needed. October rent and late fees. Rent for the days after October 31. Our court costs.
14. Thank you, Your Honor.

DO NOT talk about the washer, dryer, fridge, windows, or going in, **unless the judge asks**. Answers are in Section 6.

5 EASY QUESTIONS (page 1)

The judge will probably ask these

JUDGE ASKS: **Who owns the house?**
YOU SAY: **"Nedhal Thwaini and I."**
SHOW: Paper #5

JUDGE ASKS: **What was the agreement?**
YOU SAY: **"A written lease from August 15, 2025. Rent $1,900, due on the 1st. Late fee $25 a day after the 5th."**
SHOW: Paper #1

JUDGE ASKS: **Who signed the lease?**
YOU SAY: **"Mr. Spencer signed it. Amber Andersen and Joyce Laravie lived there but did not sign."**
SHOW: Paper #1

JUDGE ASKS: **How did he get the notice?**
YOU SAY: **"I mailed it to the house on September 28, 2026, by _____ mail. I did not keep a receipt."**
SHOW: Paper #2

JUDGE ASKS: **How do you know he got it?**
YOU SAY: **"He texted me back. He wrote 'Can't resign?'"**
SHOW: Paper #3 (texts)

5 EASY QUESTIONS (page 2)

The judge will probably ask these

JUDGE ASKS: **Did he pay October rent?**
YOU SAY: **"No." (He paid something? Say the true amount and date.)**
SHOW: Paper #4

JUDGE ASKS: **Did you take any money after the notice?**
YOU SAY: **"No." (Only if true.)**

JUDGE ASKS: **How much does he owe?**
YOU SAY: **Read the money page, Section 7.**
SHOW: Paper #4

JUDGE ASKS: **Does he still live there?**
YOU SAY: **"No. The gas company called on _____. We went on _____. It was empty."**
SHOW: Paper #7 (photos)

JUDGE ASKS: **Do you have the house and the keys now?**
YOU SAY: **"Yes." / "No." (Say the truth.)**

JUDGE ASKS: **Where is he now?**
YOU SAY: **"I do not know." (Or give his new address if you have it.)**

JUDGE ASKS: **What about the deposit?**
YOU SAY: **"We are holding the $1,600 deposit. We will send him a list of what we take out."**
SHOW: Paper #6

6 HARD QUESTIONS

Less likely. Give facts only. Never blame. Never guess.

JUDGE ASKS: **Why did you go into the house?**

YOU SAY: **"The gas company called on _____. They said the tenants moved out. We went to check. It was empty."**

JUDGE ASKS: **Where are the washer, dryer and fridge?**

YOU SAY: **"They are ours. They were gone when we went in on _____. I do not know who took them."**

SHOW: Receipts or photos, if you have them

JUDGE ASKS: **Did he ask for repairs?**

YOU SAY: **"Yes. Plumbing and lights. The plumber came on October 27."**

SHOW: Paper #8

JUDGE ASKS: **Did you throw away his things?**

YOU SAY: **Say what was left, and where it is now. "I have not thrown anything away." (Only if true.)**

JUDGE ASKS: **Why did you end the lease?**

YOU SAY: **Say the true reason, short: _____**

JUDGE ASKS: **Is $25 a day too much?**

YOU SAY: **"It is in the lease. I accept what the court decides."**

SHOW: Paper #1

JUDGE ASKS: **What about cleaning, junk removal and the windows?**

YOU SAY: **"Can we add those?" (Do not say amounts unless asked.)**

JUDGE ASKS: **What about Amber and Joyce?**

YOU SAY: **"They lived there. They did not sign the lease. They are not in this case."**

JUDGE ASKS: **Did you tell him before you visited the house?**

YOU SAY: **Say the truth for each visit. Do not say "24 hours" unless it is true.**

SHOW: Paper #3 (texts)

7 MONEY

What we ask for. Read slowly from this page.

What	How	Amount
October rent	Due October 1	**$1,900.00**
Late fees, Oct 6 to Oct 31	26 days × $25	**$650.00**
Late fees, Nov 1 to Nov 3	3 days × $25	**$75.00**
Total in our court papers	through Nov 3	**$2,625.00**
Rent for days after Oct 31	$63.33 a day × _____ days (Nov 1 to the day we got the house back)	**$**_____
Deposit we are holding	Not his yet	**$1,600.00**

Ask in this order

1. **October rent: $1,900.** This is the strongest part.
2. **Late fees.** Ask for all of it. Judge says too much? Say: "We accept $650."
3. **Rent for the days after October 31**, until we got the house back.
4. **Court costs.** Show the filing receipt and the constable receipt.

DO NOT say amounts for cleaning ($800), junk removal ($950), windows, appliances or water bill, unless the judge asks. They are **not in our court papers** yet. The judge cannot give them today.

8 AT THE END

When the judge asks "Is there anything else?"

Say these one by one. Check each box.

- ☐ "Your Honor, we ask for the house, if needed, and for the unpaid rent and late fees."
- ☐ "Is the money on another day? What date and time?"
  Date: _____
- ☐ "May we have a copy of today's decision (journal entry)?"
- ☐ "May we ask for our court costs?"
- ☐ "We also have cleaning and repair costs. How can we add them?"
  Answer: _____
- ☐ "If he does not pay, what do we do to collect?"
  Answer: _____

BEFORE YOU LEAVE Go to the clerk's window. Get a copy of the signed decision. Get any paper with the next date.

9 IF SOMETHING GOES WRONG

Find the problem. Do what it says.

IF THIS HAPPENS	DO OR SAY THIS
Toney walks in	Stop. Put this packet away.
Nedhal is not there	"My co-owner cannot be here today. May I continue for myself?"
You need an interpreter	"Your Honor, I need an Arabic interpreter, please. Can the court get one by phone?"
The return of service is not on file	Stay calm. Say: "The constable told us Toney got the papers, in person or on the door. What does the court need?" The judge may move the date. That is OK. Use **Packet 5**.
The judge says the house part does not matter (house is empty)	"Yes, Your Honor. We got the house back on _____. We still ask for the rent and late fees."
The judge says money is another day	Ask: date, time, what to bring. Write it on the front page.
The judge doubts the notice	"I mailed it on September 28. He texted me back about it." Show paper #3. "The October rent does not depend on the notice."
The judge wants more proof of the money	Give paper #4 and the lease. Read Section 7 slowly.
You do not understand	"Could you repeat that, please, Your Honor?"
You disagree with the judge	Do not argue. Say "Yes, Your Honor." Ask the clerk later.

10 PAPERS FOR THE JUDGE (page 1)

The exhibit list + 9 papers. Make 3 copies of everything.

How to set up the papers

1. Put **Exhibit List A** on top (List B is only for Packet 2).
2. Write the paper number and page on the **top right of every page**: "Ex. 3, p. 2".
3. Put a colored tab or sticky note at the start of each exhibit.
4. Count the pages of each exhibit. Write the number in the "Pages" column of the Exhibit List.

How to use it in court

AT THE START **"Your Honor, I have an exhibit list and copies of our exhibits. May I hand them up?" (Give them to the clerk or court officer. Not straight to the judge, unless the judge says so.)**

WHEN ASKED **"That is Exhibit 3, page 2." Then wait while the judge finds it.**

AT THE END **"Your Honor, we ask that Exhibits 1 through 9 be received." ("Received" means the judge accepts them as proof.)**

10 PAPERS FOR THE JUDGE (page 2)

What each paper is, and what to say

#	Paper	When you talk about it, say	Ready?
1	Lease (4 pages)	"Exhibit 1 is the lease we signed with Mr. Spencer on August 15, 2025."	☐
2	Notice to leave (Sept 28)	"Exhibit 2 is the notice I mailed on September 28. I have no mailing receipt."	☐
3	Text messages with Toney (dates showing)	"Exhibit 3 is my texts with Mr. Spencer."	☐
4	Money page (rent + late fees)	"Exhibit 4 is my math."	☐
5	County property record	"Exhibit 5 shows Nedhal Thwaini and I own the house."	☐
6	Deposit record ($1,600)	"Exhibit 6 shows the $1,600 deposit we are holding."	☐
7	Photos of the house (with dates)	"Exhibit 7 is photos I took on _____."	☐
8	Plumber bills and repair texts	Only if the judge asks about repairs.	☐
9	Military form (signed by Rasha)	"Exhibit 9 is my statement about his military status." **Not written yet.**	☐

Keep the original lease and notice in a folder. Give copies. Videos: show on the phone only if the judge says yes.

11 FACTS TO FILL IN

Rasha fills these in before Wednesday. Use pencil if not sure.

Question	Answer
What day did the gas company call? Who called?	
What day did we go to the house? How did we get in?	
Do we have all the keys now?	
What day did we get the house back?	
Did Toney pay any money after September 1? How much? When?	
How was the notice mailed? (regular or certified) To what address?	
Was the notice also sent by text? What day?	
Why did we end the lease? (true reason)	
Washer, dryer, fridge: when bought? Receipts or photos?	
Were the lights fixed? When?	
Did Amber and Joyce also leave? When?	
Toney's new address or phone (if known)	
Toney's full date of birth (for the military form)	
Did we mail the deposit list to Toney? What day?	

A–Z COURT WORDS

Simple meanings

Plaintiff	The person who started the case. That is Rasha and Nedhal.
Defendant	The person the case is against. That is Toney (Antonio Spencer).
Possession / Restitution	Getting the house back.
Default	Toney did not come, so the judge can decide without him.
Judgment	The judge's decision.
Journal entry	The paper the judge signs with the decision.
Return of service	The paper that proves Toney got the court papers.
Sworn in	You promise to tell the truth.
Testify	Tell the judge what happened.
Exhibit	A paper or photo you give the judge as proof.
Notice to vacate	The letter that told Toney to leave by October 31.
Late fee	Extra money because rent was late ($25 a day).
Holdover rent	Rent for the days he stayed after October 31.
Deposit	The $1,600 he paid at the start. We hold it.
Court costs	The fees we paid to the court and the constable.
Moot	It does not matter anymore (for example, the house is already empty).
Continuance	The judge moves the case to another day.
Amend	Change our court papers to add more things (like repairs).
Military form	A signed paper: is Toney in the military? Needed before the judge decides without him.

This packet helps you prepare. It is not legal advice. Nobody who made it is a lawyer. Free legal help: Legal Aid of Nebraska, 877-250-2016. Court clerk (civil): 402-441-7291.

2 COURT PACKET 2: TONEY COMES AND FIGHTS

Use this packet if Toney is in the courtroom and disagrees.

Case	Rasha Jaafar & Nedhal Thwaini v. Antonio Spencer **Case number: CI 26-13193**
Day and time	**Wednesday, November 18, 2026, 8:30 AM** · Arrive by **8:00 AM**
Place	Lancaster County Court, 575 S 10th St · **2nd floor, Courtroom 21**

Keep Packet 1 open too. Use its opening statement and money page.

Find your page

1	**Read this first**: the main idea, and when to switch packets	**p. 2**
2	**What will happen** when Toney is in the room	**p. 3**
3	**Golden rules** when Toney is there	**p. 4**
4	**The 3 biggest dangers**	**p. 5**
5	**What Toney may say**, and what you say back	**p. 6**
6	**New questions** the judge may ask you	**p. 8**
7	**Questions you may ask Toney**	**p. 9**
8	**Extra papers** (Exhibits 10 to 14)	**p. 10**
9	**What the judge may decide**	**p. 11**
10	**If something goes wrong**	**p. 12**
11	**Facts to fill in** and checklist	**p. 13**
NOTE	**Notes for Hajer** (not for court)	**p. 15**

1 READ THIS FIRST

The main idea, and when to switch packets

MAIN IDEA The judge decides on **proof**. Both sides talk. Rasha's job: be **clear, calm and honest**. Let the papers do the arguing.

Switch packets if:

IF THIS HAPPENS	DO THIS
Toney asks for **more time**	Use the "more time" packet.
Toney wants to **make a deal**	Use the "deal" packet. **Do not agree to anything in the hallway.**
Toney **leaves or does not come**	Go back to **Packet 1**.

Still use from Packet 1

- ☐ Section 4: what Rasha says first
- ☐ Section 5: easy questions
- ☐ Section 7: money page
- ☐ Section 8: what to ask at the end

HAND UP Use **Exhibit List B** (Exhibits 1 to 14), not List A.

2 WHAT WILL HAPPEN

When Toney is in the room. The judge picks the exact order.

Step	What happens	What you do
1	The judge calls the case. The judge may ask Toney: did you get the papers?	Stand. Say **"Present, Your Honor."**
2	The owners go first. Rasha promises to tell the truth ("sworn in").	Read Packet 1, Section 4. Give papers as you talk about them.
3	The judge asks questions. Often the judge asks the most.	Short answers. See **Section 6**.
4	Toney may ask Rasha questions.	Answer only what he asks. Stop. Look at the judge, not Toney.
5	Toney tells his side.	**Do not interrupt.** Write down anything untrue. See **Section 5**.
6	You may get to ask Toney questions.	See **Section 7**.
7	The judge decides. Or decides later, in writing.	Write down what the judge says. See **Section 9**.
8	The judge signs the decision ("journal entry").	Ask for a copy before you leave.

REMEMBER Each owner speaks only for herself. Hajer cannot speak for Rasha.

3 GOLDEN RULES WHEN TONEY IS THERE

The judge is watching who is calm and honest

1. Talk to the judge, not to Toney. Say "Your Honor," even to answer his question.

2. Never argue. He says something untrue? Write it down. Answer when the judge lets you.

3. Stay calm. Short, steady answers help most.

4. "I do not know" and "I do not remember" are OK, when true.

5. Never guess a date or a number.

6. Do not say "he is lying." Say: "That is not what we saw."

7. Hallway: do not talk to Toney, Amber or Joyce about the case. Say: "We'll let the judge decide."

8. Take no money from him.

Who does what

Person	Does	Does not
Rasha	Tells the story, gives the papers, answers questions.	Guess. Interrupt the judge.
Nedhal (if there)	Answers about the house and what she saw. Uses the court interpreter.	Speak for Rasha.
Hajer	If the judge allows: sits with Rasha. Finds pages. Hands papers. Writes down what Toney says.	Speak or whisper answers for Rasha. Talk to Toney.

4 THE 3 BIGGEST DANGERS

Toney brings these up? Answer with dates and papers, not feelings

1 **Going into the house.** Toney may say they had not left yet. He may say he was locked out ("lockout"). That can cost a lot of money.

Your best answer: the gas company call, and its date.

2 **Repairs.** He may say the plumbing and lights were not fixed.

Your best answer: the plumber dates and bills (Exhibit 8).

3 **The appliances and his things.** He may say you took or threw out his things.

Your best answer: say what was left and where it is. The washer, dryer and fridge are yours (Exhibit 13).

ALWAYS Give the date. Show the paper. Stop talking.

5 WHAT TONEY MAY SAY (page 1)

And what you say back. Do not quote laws.

TONEY SAYS: **"I never got the notice."**

YOU SAY: **"I mailed it on September 28 to the house. He answered my text about it."**

SHOW: Exhibits 2 and 3

TONEY SAYS: **"You did not fix the plumbing or the lights."**

YOU SAY: **"We called the plumber right away. He came on October 27." Lights: _____**

SHOW: Exhibits 8 and 3

TONEY SAYS: **"You did this because I complained."**

YOU SAY: **"The notice went out September 28. He first told me about the lights on October 12." Only if the older texts agree.**

SHOW: Exhibits 2 and 10 (full texts)

TONEY SAYS: **"I paid the rent."**

YOU SAY: **"I have not received October rent."**

SHOW: Exhibits 4 and 14 (rent history)

TONEY SAYS: **"The late fee is unfair."**

YOU SAY: **"It is in the lease. I accept what the court decides." If pressed: "We accept $650."**

SHOW: Exhibit 1

5 WHAT TONEY MAY SAY (page 2)

Facts only. Never accuse.

TONEY SAYS: **"You went into my house and locked me out."**

YOU SAY: **"The gas company called on _____. They said the tenants moved out. We went on _____. It was empty. We got in by _____."**

Do not say you changed the locks unless it is true.

SHOW: Exhibit 11 (gas company), Exhibit 7 (photos)

TONEY SAYS: **"You took or threw out my things."**

YOU SAY: **Say what was left, what you did with it, and when. "We have kept _____."**

SHOW: Photos

TONEY SAYS: **"I want my deposit back."**

YOU SAY: **"We are holding it. We sent him a list of what we took out on _____." (Only if sent.)**

SHOW: Exhibit 6

TONEY SAYS: **"The windows were already broken."**

YOU SAY: **"The windows were not broken when he moved in on August 15, 2025." Only if true.**

SHOW: Exhibit 12 (move-in photos, if any)

TONEY SAYS: **"Other people lived there too."**

YOU SAY: **"Only Mr. Spencer signed the lease. Amber and Joyce lived there."**

SHOW: Exhibit 1

6 NEW QUESTIONS THE JUDGE MAY ASK

Easy ones: Packet 1, Section 5. Fill the blanks before Wednesday.

JUDGE ASKS: Why did you end the lease?
YOU SAY: The true reason, one sentence:
_____

JUDGE ASKS: When was rent first late?
YOU SAY: Date and amount: _____

JUDGE ASKS: When did he first tell you about repairs?
YOU SAY: Date of the first message: _____

JUDGE ASKS: What did you do about the repairs?
YOU SAY: "The plumber came October 27." Lights fixed? _____ When? _____

JUDGE ASKS: Did he tell you he was leaving? When?
YOU SAY: What he said, the date, who heard it:
_____

JUDGE ASKS: What did you find when you went in?
YOU SAY: Say it simply: empty, what was left, what was broken. Show the photos.
SHOW: Exhibit 7

JUDGE ASKS: Did you change the locks or take anything out?
YOU SAY: Say "Yes" or "No" first. Then explain.
_____

JUDGE ASKS: Did you give 24 hours' notice before visits during the lease?
YOU SAY: Answer for each visit. (The Oct 20 text was sent the same day.)

JUDGE ASKS: Have you rented or sold the house since?
YOU SAY: The honest answer: _____

JUDGE ASKS: What do you want from the court today?
YOU SAY: "We ask the court to give the house back to us, if needed. And the unpaid rent, late fees, and our costs."

7 QUESTIONS YOU MAY ASK TONEY

Only if the judge says yes

ASK FIRST **"Your Honor, may I ask Mr. Spencer a few questions?"**

If the judge says no: "Your Honor, may I give you my written questions?"

Rules for asking

- One fact per question. Mostly yes or no.
- No arguing. He says no? Say **"Thank you"** and go to the next one.
- The judge sees the papers. You do not need to win each answer.

Questions

1. You signed the lease on August 15, 2025?
2. The rent was $1,900 on the first of each month?
3. Did you pay rent for October 2026? If yes, when and how?
4. Did you get the notice dated September 28, 2026?
5. After you got it, you texted me "Can't resign?" Is that right?
6. What day did you move out?
7. Did you give back the keys? To who? When?
8. Did you take the washer, dryer or fridge when you left?
9. Were the windows broken when you left?

8 EXTRA PAPERS (EXHIBITS 10 TO 14)

Bring Exhibits 1 to 9 too. Put these behind them. 3 copies each.

#	Paper	Why it helps	Ready?
10	**The whole text thread** with Toney, from the very first message	Shows we hide nothing. Shows if he complained before Sept 28.	☐
11	**Gas company record** of the date the account moved to the owners	Proof from outside: when the tenants left.	☐
12	**Window photos**, repair quote or bill, and move-in photos	Shows the damage. Shows it was not there at move-in.	☐
13	**Proof the washer, dryer and fridge are yours**: receipts, old photos	Answers "you took my stuff." Needed to ask for their value later.	☐
14	**Rent history**: bank deposits or a list of payments	Shows what he paid and when he stopped.	☐

Keep in your folder (not on the exhibit list)

- ☐ **Rasha's notes** about the day she went in. Write them now. Write the real date you wrote them (Nov 16 or 17). Use them only to remember.
- ☐ **Any lock or key record**, only if locks were changed.
- ☐ Name of **anyone else who saw the empty house**. Bring them if you can.

DO NOT delete or change any texts. Bring the phone. Do not throw out anything left in the house. Take photos.

9 WHAT THE JUDGE MAY DECIDE

And what to say

IF THE JUDGE...	IT MEANS	YOU DO
Rules for the owners on the house and the rent	You won.	Ask for the signed decision and court costs. Ask: "How do we collect?"
Rules for the owners but lowers the late fee	The judge thinks $25 a day is too much.	Say **"Thank you, Your Honor."** Do not argue.
Lowers the rent because of repairs	Toney gets credit for the plumbing or lights.	Ask the judge to explain simply. Write it down.
Sets the money for another day	Common. House now, money later.	Ask the date and what to bring. Ask: "Can we add our damages by then?"
Lets Toney make his own claim against you	He may claim: you went in, the deposit, his things, or repairs.	Ask: "How long do we have to answer?" Do not argue today. Then call Legal Aid: 877-250-2016.
Decides later ("under advisement")	The decision comes in writing.	Ask how and when you will be told.

At the end, also say

SAY **"We also have junk removal, window and appliance costs. May we add them to our court papers?"**

10 IF SOMETHING GOES WRONG

Find the problem. Do what it says.

IF THIS HAPPENS	DO OR SAY THIS
Toney says you locked him out or went in before he left	Facts in order: gas company call and date. The day you went. What you found. Say: "That is not what we saw."
Toney says you stole the appliances or his things	"The washer, dryer and fridge are ours. I can show proof." Never say he took them, unless you can prove it.
Toney shows a paper you have never seen	"Your Honor, may I look at it?" Take your time.
The judge asks why the notice was not handed to him	"I mailed it. He answered by text about it." Show Exhibit 3.
No interpreter, or Nedhal is not there	See Packet 1, Section 9. Tell the judge when the case is called.
Toney, Amber or Joyce get loud	Stay seated. Stay quiet. Let the judge handle it.
You said something wrong	"Your Honor, I need to fix something I said." Fixing it is always better.
Toney wants to make a deal	Say you will listen. Take no money. Get it in writing before you sign. Use the "deal" packet.
You do not understand	"Could you repeat the question, please, Your Honor?"

11 FACTS TO FILL IN

These matter more when Toney is there. Rasha checks each. Pencil is OK.

Question	Answer
Did we go into the house **before or after Oct 31**?	
Gas company call: date, who called, what they said	
Did we change locks, take anything out, or move anything?	
Has anything been hauled away? What, when? Was a written notice sent first?	
What was left in the house? Where is it now?	
Were the lights fixed? Date?	
Did Toney complain about repairs **before Sept 28**? Where is that text?	
Did Toney ever send a written repair notice, or say he would hold back rent?	
Windows at move-in: any photos?	
Who else saw the house empty? When?	

11 CHECKLIST

Before Wednesday

- ☐ Rasha reads the **whole text thread** from the start and marks texts about repairs, rent and leaving (Rasha, 20 min)
- ☐ Rasha asks the **gas company** for the move-out date in writing (Rasha, 15 min)
- ☐ Find the **plumber bills** and anything about the lights (Rasha, 10 min)
- ☐ Take **dated photos** of the windows and anything left in the house. Do not remove anything (Rasha, 15 min)
- ☐ Rasha writes her **notes** about the day she went in, with today's real date (Rasha, 10 min)
- ☐ Print **Exhibit List B** and Exhibits 10 to 14, 3 copies, behind Exhibits 1 to 9 (Hajer, 25 min)
- ☐ Read **Section 5** out loud together once (Rasha and Hajer, 15 min)
- ☐ If possible, call **Legal Aid** about going into the house and left-behind things: 877-250-2016 (Rasha, 15 min)

NOTE NOTES FOR HAJER (NOT FOR COURT)

Do not read these laws to the judge unless asked

Not checked yet (ask Legal Aid: 877-250-2016)

1. How a Lancaster judge runs a contested eviction, and whether the owners may question Toney.
2. Whether going into the house could count as an illegal lockout, or whether the tenants had given up the house. It depends on dates we do not have yet.
3. Whether the judge will lower rent because of repair complaints.
4. The full rules for left-behind belongings.
5. Whether money is decided Wednesday or later.
6. Whether Toney can make his own claim in this case, or must file separately.

Nebraska laws behind this packet

76-1413	Notice to a tenant counts when mailed to his address.
76-1419	Landlord's duty to keep the home in repair.
76-1423	When a landlord may enter, including a home the tenant left.
76-1425, 76-1427	Tenant repair remedies. Tenant must give written notice first (14 days for ending the lease over repairs).
76-1430	Illegal lockout: tenant can recover 3 months' rent plus attorney fees.
76-1432	When a home counts as abandoned.
76-1439	Retaliation. Covers complaints to a housing agency or tenant groups. Does not protect a tenant behind on rent.
69-2303	Before getting rid of a tenant's left-behind things: written notice, then wait 7 to 14 days.
25-2702	A non-lawyer cannot speak for another person in county court.

This packet helps you prepare. It is not legal advice. Nobody who made it is a lawyer.

3 COURT PACKET 3: TONEY ASKS FOR MORE TIME

Toney is here. He asks the judge for **another day**.

Case	Rasha Jaafar & Nedhal Thwaini v. Antonio Spencer **Case number: CI 26-13193**
Day and time	**Wednesday, November 18, 2026, 8:30 AM** · Arrive by **8:00 AM**
Place	Lancaster County Court, 575 S 10th St · **2nd floor, Courtroom 21**

Our goal: a FIRM new date. No more than 7 days.

Find your page

1	**Read this first**: 3 rules, and when to switch packets	**p. 2**
2	**What "more time" means**: the 7-day rule	**p. 3**
3	**What Rasha says**, based on what Toney asks for	**p. 4**
4	**Do not say**	**p. 5**
5	**Questions the judge may ask you**	**p. 6**
6	**If the judge says yes**: what to ask before you leave	**p. 7**
7	**Using the extra time**: checklist	**p. 8**
8	**If something goes wrong**	**p. 9**
NOTE	**Notes for Hajer** (not for court)	**p. 10**

1 READ THIS FIRST

He may want a lawyer, more proof, or say he did not know

3 rules

1. Stay calm. This is common. The judge decides.

2. Do not argue. Talk to the judge. 2 or 3 sentences.

3. Always ask: date and time? Write it below.

Switch packets if:

IF THIS HAPPENS	DO THIS
Judge says **no**. The hearing starts.	Use **Packet 2** (Toney comes and fights).
Toney wants a **deal**	Use **Packet 4**. **Take no money** in the hallway.
Judge says **yes**. New day.	Go to **Sections 6 and 7** of this packet.

WRITE IT HERE New date: _____ Time: _____
Courtroom: _____

2 WHAT "MORE TIME" MEANS

Court word: "continuance" = the hearing moves to a later day

How long	What Nebraska law says
Up to 7 days	**Easy.** No special reason needed.
More than 7 days	He needs a **very serious reason** ("extraordinary causes"). He must prove it.
More than 7 days	He must also give a **bond**. Bond = money promised by someone else. It pays rent and damages if he loses.
No end date	**Not allowed.** Nebraska Supreme Court says no for eviction cases.

What this means for us

1. Up to **7 days** is easy for Toney to get.
2. **More than 7 days** should be hard for him.
3. The house is empty. A short delay costs us little. **Do not fight 1 week.**
4. A **firm date** matters more.

3 WHAT RASHA SAYS

Wait for the judge to ask you. Find the card. Read only that card.

TONEY ASKS FOR: About 1 week

YOU SAY: **"Your Honor, we are ready today. If there is a delay, please: no more than 7 days. Set the date today. Keep our rent claims on the same date."**

TONEY ASKS FOR: More than 1 week

YOU SAY: **"Your Honor, the law says 7 days. More needs a very serious reason and a bond. Please keep to 7 days."**

TONEY ASKS FOR: Time to get a lawyer

YOU SAY: **"Mr. Spencer got the papers on _____. He had time. Please give a firm date."**

SHOW: The date comes from the clerk's window (return of service)

TONEY ASKS FOR: Time to get his proof

YOU SAY: **"We are ready. If he gets time, he brings his proof on the new date. Please do not move it again."**

TONEY ASKS FOR: Work, sickness, or a family emergency

YOU SAY: **"A short delay is OK. Please give a firm date and time."**

IF THE JUDGE ASKS WHAT YOU WANT "A firm date and time, Your Honor. We will be here."

4 DO NOT SAY

These can hurt you

1. Do not say he is **stalling**. Let the judge decide.
2. Do not say **"We are in a hurry."** The house is empty. It is not true.
3. Do not talk about **money or appliances**. Only if the judge asks.

Why Toney may ask, and what it means

TONEY SAYS	WHAT IT MEANS
"I need a lawyer."	Common. A short delay is possible.
"I did not know about the hearing."	Ask the clerk before 8:30: is the **return of service** on file? (proof he got the papers)
"I have papers at home."	The judge may let him bring them in 1 week.
"I was sick" or "I had an emergency."	A short delay is possible.

EVERY TIME Ask for a **firm date**. Max 7 days. Nothing else.

5 QUESTIONS THE JUDGE MAY ASK YOU

Short, honest answers

JUDGE ASKS: Do you object to a delay?
YOU SAY: "We are ready today. If there is a delay: 7 days max, firm date."

JUDGE ASKS: Are you ready to go forward today?
YOU SAY: "Yes, Your Honor. We have our papers here." (Only if true.)

JUDGE ASKS: Would a delay hurt you?
YOU SAY: "Unpaid rent keeps growing. We want to move on."

JUDGE ASKS: Can you come back on [date]?
YOU SAY: Check your calendar. Cannot come? Say so. Offer the closest day.
Rasha can come: _____ Nedhal can come: _____

JUDGE ASKS: Do you need an interpreter on the new date?
YOU SAY: "Yes, please arrange it." (Only if someone needs one.)

JUDGE ASKS: Has Mr. Spencer paid anything since the case started?
YOU SAY: The honest answer. (Taking rent can hurt the case.)

JUDGE ASKS: When did he get the court papers?
YOU SAY: The date from the clerk's window: _____

6 IF THE JUDGE SAYS YES

Ask these before you leave the courtroom. Check each box.

- ☐ "What is the new **date, time and courtroom**?"
  Write it: _____
- ☐ "Is the delay for **the house only**, or for the **rent** too?"
- ☐ "If it is longer than 7 days, does Mr. Spencer have to post a **bond**?"
- ☐ "Can you arrange an **interpreter** again for that day?" (only if needed)
- ☐ "May the order say this is the **last delay**?"
- ☐ "Will you send the new date **in writing**? May we have today's **journal entry** (the judge's signed paper)?"
- ☐ "We want to **add charges**. Do we file before the new date? Must he get the papers again?"

BEFORE YOU LEAVE Go to the clerk's window. Get the **new date on paper**.

7 USING THE EXTRA TIME

If the judge gives about a week. Do these in order.

- ☐ **Write down** what Toney and the judge said. Do it the same day (Hajer, 15 min, same day)
- ☐ Get the **written order** or new date from the clerk's window (Hajer, 10 min, same day)
- ☐ Call the **gas company** for the move-out date in writing, if not done (Rasha, 15 min)
- ☐ Decide: **add** junk removal, windows, appliances? One free change within 30 days of service. Toney must get the papers again (about $30) (Rasha and Nedhal, 30 min)
- ☐ Mail the **deposit deduction list** by certified mail. Keep the receipt (Rasha, 15 min)
- ☐ Call **Legal Aid**, 877-250-2016, about going into the house and his belongings (Rasha, 15 min)
- ☐ Fill in **any blanks** left in Packets 1 and 2 (Rasha, 30 min)
- ☐ **Reprint** any exhibit that changed, and add new ones (Hajer, 20 min)
- ☐ Ask the clerk to arrange an **interpreter** again, if needed (Hajer, by email, 5 min)

8 IF SOMETHING GOES WRONG

Find the problem. Do what it says.

IF THIS HAPPENS	DO OR SAY THIS
The judge gives more than 7 days	Ask: "Is a **bond** needed for more than 7 days?" Do not argue. Write the answer.
The delay is for the house only	Ask when the rent will be decided. Write it down.
Toney says he never got the papers	Ask the judge to look at the return of service. Do not say he is lying.
Toney asks you for time or money outside	"We will let the judge decide." Take no money.
The judge says no and starts the hearing	Use **Packet 2**. Take your time to find the paper.
The judge asks if you will make a deal	"We will listen." **Take no money.** Get it in writing first.
No interpreter (if needed)	Tell the judge when the case is called. The court has a phone interpreter service.
You do not understand	"Could you repeat that, please, Your Honor?"

NOTE NOTES FOR HAJER (NOT FOR COURT)

Do not read these laws to the judge unless asked

Not checked yet (ask Legal Aid: 877-250-2016)

1. How the 7-day limit works when the owners already have the house back, and for the money claims.
2. How often Lancaster judges give a first delay, and for what reasons. "Possible" in this packet is general, not a rule.
3. Whether a bond is practical or required when the house is empty.
4. Whether a delay changes the deadline to add charges.

Laws behind this packet

25-21,225	Delays in eviction cases: up to 7 days; longer needs extraordinary causes plus a bond.
Fed. Nat'l Mortgage Assn. v. Marcuzzo (Neb. 2014)	Courts should not give an open-ended delay in these cases.
25-21,223	Service and trial timing in eviction cases.
Rule 6-1115	One free change (amendment) to the complaint within 30 days (secondary site).
76-1433	Accepting rent can waive the right to end the lease.

This packet helps you prepare. It is not legal advice. Nobody who made it is a lawyer.

4 COURT PACKET 4: TONEY WANTS TO MAKE A DEAL

Toney (or someone for him) offers **money or a deal**.

Case	Rasha Jaafar & Nedhal Thwaini v. Antonio Spencer **Case number: CI 26-13193**
Day and time	**Wednesday, November 18, 2026, 8:30 AM** · Arrive by **8:00 AM**
Place	Lancaster County Court, 575 S 10th St · **2nd floor, Courtroom 21**

Nothing in the hallway. No money until it is written and signed.

Find your page

1	**Read this first**: 5 golden rules	**p. 2**
2	**Money worksheet**: fill in BEFORE Wednesday	**p. 3**
3	**Our lowest deal**: decide BEFORE Wednesday	**p. 4**
4	**What a safe deal must say**, and what to avoid	**p. 5**
5	**What to say** when Toney offers something	**p. 6**
6	**In the courtroom**: what to say and the judge's questions	**p. 7**
7	**Deal sheet**: fill in and sign (print 2)	**p. 8**
8	**If something goes wrong**	**p. 9**
NOTE	**Notes for Hajer** (not for court)	**p. 10**

1 READ THIS FIRST

The owners decide. The judge only approves.

5 golden rules

1. Listen, but agree to nothing in the hallway.
Say: "We will listen. Any deal must be **in writing**, in front of the judge."

2. Take no money until the deal is written and signed.

3. Decide your lowest deal before Wednesday (Sections 2 and 3). Not in the hallway.

4. Both owners must agree and sign. Rasha cannot agree for Nedhal. Hajer cannot agree or sign for anyone.

5. Feel rushed? Say "We need a few minutes," and step away.

IF NEDHAL IS NOT THERE Rasha **cannot** sign for her.
Before Wednesday: Nedhal fills in Section 3 with Rasha. She keeps her **phone on** Wednesday morning.
In court, say: "I cannot agree for my co-owner. May we have a short delay? Or may she join by phone?" The judge decides.

Switch packets if:

IF THIS HAPPENS	DO THIS
Talks stop working	"Then we will let the judge decide." Use **Packet 2**.
Toney does not come after all	Use **Packet 1**.

2 MONEY WORKSHEET

Fill in with Rasha and Nedhal BEFORE Wednesday

What	In our court papers now?	Amount
October rent	Yes	**$1,900.00**
Late fees, Oct 6 to Nov 3	Yes	**$725.00**
Rent for days after Oct 31 $63.33 a day × _____ days	Yes	**$**_____
Junk removal	No	**$950.00**
Window repair	No	**$**_____
Washer, dryer, fridge	No	**$**_____
Cleaning (if we ask for it)	No	**$800.00**
Gas or water we paid for his time	No	**$**_____
TOTAL		**$**_____
Minus the deposit we hold		**– $1,600.00**
WHAT HE STILL OWES		**$**_____

WITH WHAT WE KNOW NOW Rent + late fees + junk removal = **$3,575**. Minus the $1,600 deposit = **$1,975**. With cleaning too: **$2,775**.

3 OUR LOWEST DEAL

Rasha and Nedhal decide together BEFORE Wednesday

Question	Our answer
Lowest **one-time payment** we would take, and the latest day	$_____ by _____
Lowest **monthly plan** we would take	$_____ a month for ___ months, first payment by _____
Do we use the **$1,600 deposit** toward what he owes?	YES / NO
Would we **drop the late fees** or the **appliances** to make a deal?	
Would we give up the **windows, junk and appliance** claims as part of the deal? (Only AFTER he pays everything.)	YES / NO
Do we need all **keys, remotes** and his **new address**?	YES / NO

SOMETHING TO THINK ABOUT **A court judgment can be slow to collect. It may never be paid.**
A smaller amount paid soon can be worth more. It must be written and approved by the judge.
This is a choice, not a rule. The owners decide.

Rasha signs: _____ Nedhal signs: _____

4 WHAT A SAFE DEAL MUST SAY

In writing. Check each one.

- ☐ **Who** agrees: Antonio Spencer, Rasha Jaafar, Nedhal Thwaini. Each signs and dates.
- ☐ **How much**, and what it covers (rent, late fees, damages). Is the $1,600 deposit used?
- ☐ **How and when** he pays. Money order or certified check, not cash. A receipt every time.
- ☐ **If he misses a payment**, the owners can ask the court for judgment for what is left.
- ☐ **Keys, remotes**, and his **new address**.
- ☐ **Things he left behind**: what happens to them, and the last day to get them.
- ☐ **What each side gives up**, and when. The owners give up claims only after he pays everything.
- ☐ **Court costs**: who pays.
- ☐ **A copy for everyone.** Ask the judge to approve it.

Avoid

NO A handshake or spoken deal. **NO** Cash with no receipt. **NO** Taking money first, writing later.

NO Giving up the windows, junk or appliance claims before you are paid.
NO Closing the case before you are paid in full.

NO Signing Toney's paper without reading every line. **NO** Anyone signing something they do not fully understand. Ask for the interpreter first.

5 WHAT TO SAY

Short and calm. Each owner speaks for herself.

IF: Toney, Amber or Joyce comes up to you before court
YOU SAY: "We will listen. Any deal must be in writing, in front of the judge."

IF: He offers a smaller amount
YOU SAY: "We will talk it over." Step away. Look at Section 3.

IF: He holds out cash or a payment
YOU SAY: "No money until the deal is written and signed."

IF: "Just forget it" or "Let's call it even"
YOU SAY: "No. We need it in writing."

IF: He offers a monthly plan
YOU SAY: "First payment by _____. If you miss a payment, we ask for judgment for the rest."

IF: He wants you to drop everything (going in, appliances)
YOU SAY: "We drop claims only after you pay in full. We will talk it over."

IF: You feel rushed
YOU SAY: "We need a few minutes." Never decide in a rush.

IF: You need Nedhal's OK
YOU SAY: "I have to talk to my co-owner first."

6 IN THE COURTROOM

What to say, and what the judge may ask

WHEN THE CASE IS CALLED "Your Honor, we may have a deal. May we have a **few minutes** to write it down?"

Judge says yes? Go to the hallway. Use the deal sheet (Section 7). Fill it in together. Everyone signs.

BACK IN FRONT OF THE JUDGE "Your Honor, we have a deal. Please **approve** it. Here it is." Give the signed sheet.

JUDGE ASKS: Do you understand the terms?
YOU SAY: "Yes, Your Honor." (Only if true.)

JUDGE ASKS: Is this your free choice? Did anyone pressure you?
YOU SAY: "Yes, it is my choice." (Only if true.)

JUDGE ASKS: What is the total, and how is it paid?
YOU SAY: Read it from the deal sheet: $_____

JUDGE ASKS: What if he misses a payment?
YOU SAY: "We ask that judgment be entered for what is left."

JUDGE ASKS: Does this cover rent, late fees, and damages?
YOU SAY: "It covers the rent and late fees. We keep our claims for _____."

JUDGE ASKS: Is the deposit included?
YOU SAY: "The $1,600 deposit is USED / NOT USED." (circle)

JUDGE ASKS: Close the case, or enter judgment?
YOU SAY: "Please enter judgment with the payment plan. We will report payments." Ask what is possible.

JUDGE ASKS: Has he paid anything already?
YOU SAY: How much, when, and that a receipt was given.

7 DEAL SHEET

Print 2. Not a legal form. Ask the clerk for the court form.

Case: Jaafar & Thwaini v. Spencer, CI 26-13193 **Date:** _____

Term	Agreed
Total Toney will pay	$
What it covers	Rent / late fees / damages / other:
The $1,600 deposit	Used / not used
Payment 1	$ by
Payment 2	$ by
Payment 3	$ by
How paid (receipt given every time)	Money order / certified check / other:
Where payments go	
If a payment is missed	Owners may ask the court for judgment for what is left
Keys and remotes returned on	
Toney's new address and phone	
Things left behind	
Court costs paid by	
Claims given up, and when (only after full payment)	

Toney Spencer: _____ Date: _____

Rasha Jaafar: _____ Date: _____

Nedhal Thwaini: _____ Date: _____

If needed: the terms were read to Nedhal Thwaini in Arabic by _____ before she signed.

8 IF SOMETHING GOES WRONG

Find the problem. Do what it says.

IF THIS HAPPENS	DO OR SAY THIS
Talks stop working	"Then we will let the judge decide." Use **Packet 2**.
He wants a "paid in full" receipt	Not paid in full? **Do not sign.** Say: "We sign what the deal says."
He offers less than your lowest deal	"We cannot accept less than _____." Look at Section 3.
Only Rasha is there, and he wants a deal today	"I cannot agree for my co-owner." Ask the judge: short delay, or Nedhal by phone?
He wants to talk about going in or the appliances	"We leave that for the judge. Unless it is **in writing**."
"Trust me, I'll pay later"	"We need a **written plan**. And judgment if a payment is missed."
Someone does not understand the terms	**Stop.** Ask the judge for an interpreter and time. Do not sign.
The judge will not approve the deal	Ask what changes would make it OK. Write them down.

NOTE NOTES FOR HAJER (NOT FOR COURT)

Do not read these laws to the judge unless asked

Not checked yet (ask Legal Aid: 877-250-2016)

1. How a Lancaster judge approves a deal: on the record, by a written agreed order, or a court form.
2. Whether judgment can be entered with a payment plan, or the case must be closed.
3. Whether taking a deal payment before signing could hurt the case (the rule found is about accepting rent).
4. Whether a family member may negotiate for the owners. This packet treats it as the owners' own job.
5. Whether an absent owner (Nedhal) can agree by phone.
6. How giving up claims works if more damage is found later.

Laws behind this packet

76-1433	Accepting rent after knowing of a default can waive the right to end the lease.
25-2702	A non-lawyer cannot speak for another person in county court (secondary site).
76-1416	The security deposit and the itemized list.

This packet helps you prepare. It is not legal advice. Nobody who made it is a lawyer.

5 COURT PACKET 5: PROOF OF SERVICE IS MISSING

Toney is NOT there. The clerk cannot find the **proof** he got the papers. Or it looks wrong.

Case	Rasha Jaafar & Nedhal Thwaini v. Antonio Spencer **Case number: CI 26-13193**
Day and time	**Wednesday, November 18, 2026, 8:30 AM** · Arrive by **8:00 AM**
Place	Lancaster County Court, 575 S 10th St · **2nd floor, Courtroom 21**
Process server	**Greiner Process Service: 402-580-5225** 350 SW 25th St, Suite 2

Do not panic. This is usually a paperwork problem, and it can be fixed.

Find your page

1	**Read this first**: the main idea, and when to switch	**p. 2**
2	**What "return of service" means**	**p. 3**
3	**Tuesday: calls to make** (fill in the answers)	**p. 4**
4	**What the judge may do**, and what Rasha says	**p. 5**
5	**Questions the judge may ask**	**p. 6**
6	**What to ask for**, and the cost of starting over	**p. 7**
7	**If something goes wrong**	**p. 8**
NOTE	**Notes for Hajer** (not for court)	**p. 9**

1 READ THIS FIRST

Use together with Packet 1

MAIN IDEA No proof = the judge cannot rule against Toney. This is usually **fixable**. Do not blame anyone.

Switch packets if:

IF THIS HAPPENS	DO THIS
Toney **walks in**	Use **Packet 2** or **3**. He is here, so the paper usually does not matter.
The proof paper **is there and looks right**	Go back to **Packet 1**.
The judge says the case will be **closed or served again**	Go to **Section 6**.

Most important rule

SAY ONLY WHAT YOU KNOW Rasha did not see it. Say: **"I was told he was served."** Never say: "He was served."

2 WHAT "RETURN OF SERVICE" MEANS

Also called "proof of service"

1. The **summons** tells Toney about the case and the court date.
2. The process server (Greiner) **gives it to Toney**, or leaves it at the house and mails a copy.
3. Then the server files a short **signed report** with the court. That report is the **return of service**.
4. The judge checks this report **first**.

What Nebraska law says (simple)

Rule	What it means for us
Papers must be served within **3 days** after the court issues them.	Greiner should have served him early in November.
If Toney cannot be found, the server may **leave a copy at the house and mail one**.	This is allowed. The report must say why.
The server must file the report within **20 days**.	That is about Nov 24 to 28, so it may not be late yet.
A **late or missing report does not cancel** the service.	Good for us, but the judge may still want to see the paper.

3 TUESDAY: CALLS TO MAKE

Rasha calls (Hajer has no phone). Write the answers here.

8:00 AM Rasha calls **Greiner: 402-580-5225.** Name of the person you talked to: _____

Ask Greiner	Answer
Did you serve Toney? What **day, time and address**?	
How? Handed to him, left with someone, or left at the house and mailed?	
Did you **file the report** with the court?	
If not, can you **file it today** and **email Rasha a copy**?	

AFTER 8:00 AM Go to the **clerk's window:** 2nd floor, across from Courtroom 20. Open 8:00 to 4:30.
Say: "CI 26-13193. Is the **return of service** in the file?"
Yes? Get a copy ($0.25 a page).
Answer: _____

HAJER Check haleid24 for Keri Pritschau's reply. Our email asked about this.

IF GREINER SAYS	DO THIS
Served, and the report **is filed**	Go back to **Packet 1**.
Served, but the report is **not filed yet**	Ask: "Please **file it today**." Bring their emailed copy Wednesday.
Never served him, or could not find him	**Do not tell the judge he was served.** See Section 6.

4 WHAT THE JUDGE MAY DO

And what Rasha says. Do not blame Greiner or the clerk.

IF THE JUDGE: **Finds the paper, and goes ahead**
YOU SAY: **"Thank you, Your Honor." Use Packet 1.**

IF THE JUDGE: **Goes ahead without the paper**
YOU SAY: **"The server told us he was served on _____ by _____. I have their phone number."**

IF THE JUDGE: **Moves the hearing a few days so the paper can be filed**
YOU SAY: **"Thank you. What date do we come back? What do we bring?"**

IF THE JUDGE: **Closes the case "without prejudice"**
YOU SAY: **"Without prejudice means we can file again. Is that right?"**

IF THE JUDGE: **Orders the papers served again**
YOU SAY: **"Do we need a new summons? What is the new hearing date?"**

IF THE JUDGE ASKS WHAT YOU WANT "Whatever the court wants. A **short delay** is fine. We can file again if needed."

DO NOT SAY "Toney is hiding." "The server messed up." "I'm sure he got it."

5 QUESTIONS THE JUDGE MAY ASK

Fill the blanks after Tuesday's call. Do not know? Say "I don't know, Your Honor."

JUDGE ASKS: **Do you have proof he was served?**
YOU SAY: **"The server told us he was served on _____ by _____. I do not see the paper. May I ask the clerk? Or call the server: 402-580-5225."**

JUDGE ASKS: **How was he served?**
YOU SAY: **"I was told _____ (handed to him / left at the house and mailed). I was not there."**

JUDGE ASKS: **When did you last talk to Mr. Spencer?**
YOU SAY: **The date, and how (text or in person):**
_____

JUDGE ASKS: **Do you know where he lives now?**
YOU SAY: **"No." Or give his address, if you know it. (New papers go there.)**

JUDGE ASKS: **Is he still in the house?**
YOU SAY: **"No. The gas company called us on _____. We found it empty on _____."**

JUDGE ASKS: **Who owns the house?**
YOU SAY: **"Nedhal Thwaini and I."**
SHOW: Exhibit 5 (county property record)

JUDGE ASKS: **Do you want to wait a few days, or file again?**
YOU SAY: **"A short delay, please. We can file again if needed."**

6 WHAT TO ASK FOR

And what it costs to start over

Ask in this order

1. **Go ahead today.**
2. If not: the **shortest delay**. Write the new date: _____
3. Case will be closed? Ask: **"without prejudice"** (= we can file again).

Cost to file again

What	Amount
Filing fee (claim $1,500 to $7,500)	**$72**
Restitution fee	**$5**
Greiner to serve papers (Sheriff is $25 in Lincoln)	**about $30**
Total	**about $107**

Good things about filing again

- **Everything in one case**: rent, late fees, extra days, junk removal ($950), windows, washer, dryer, fridge. (Add real amounts first.)
- New papers. Proof filed **before** the hearing.
- New hearing about **10 to 14 days** later. Cost: about 2 weeks, about $107, one more trip.

REMEMBER **A short delay costs nothing. Ask for that first.**

7 IF SOMETHING GOES WRONG

Find the problem. Do what it says.

IF THIS HAPPENS	DO OR SAY THIS
Greiner says served, but the paper cannot be filed by Wednesday	Tell the judge. Give their number. Ask for a **short delay**.
Greiner left a copy at the house and mailed one	Say so. Ask: "Is that report **enough**?"
Greiner never served him	**Do not** say he was served. Ask for a delay, or "without prejudice." Then file again.
Toney or a lawyer walks in and objects	Do not argue. "We will follow the court's direction." Use **Packet 2**.
Toney walks in and does not object	Use **Packet 2** or **3**.
The clerk cannot find the case	Show the summons copy with CI 26-13193.
The judge wants the server's number	402-580-5225 (on the front page).
Someone asks Hajer to speak	Hajer says: "I'm helping with the paperwork. Rasha is the owner."
You do not know the answer	"I don't know, Your Honor."

Bring Wednesday

- ☐ Your copy of the **summons and complaint**, and any **Greiner receipt**
- ☐ The **filed report**, or Greiner's **emailed copy**, or Rasha's **notes** from the call

NOTE NOTES FOR HAJER (NOT FOR COURT)

Do not read these laws to the judge unless asked

Not checked yet (ask Legal Aid: 877-250-2016)

1. Whether Lancaster judges go ahead with a default when no return is filed.
2. Whether a return filed after the 5-day "returnable" date but before the hearing is accepted.
3. Whether the owners can get a delay to file the return, and for how long (25-21,225 limits delays to 7 days).
4. Whether leaving a copy at an empty house and mailing it is enough for the money claims, not just possession.
5. Greiner's hours, and whether they can file Tuesday.
6. Whether court costs from a closed case can be recovered in a new case.

Timing

A Nov 18 trial means the summons was issued about Nov 4 to 8 (check the date on your copy). 20 days after that is about Nov 24 to 28.

Laws behind this packet

25-21,223	Eviction summons: served within 3 days, returnable within 5. Leave-and-mail allowed if he cannot be found. Server's sworn report must describe the method. Trial 10 to 14 days after issue.
25-507.01	Proof of service within 20 days. A missing or late proof does not cancel valid service.
25-21,225	Delays in eviction cases limited to 7 days unless extraordinary causes.
Fees	Court fee schedule effective July 1, 2026.

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IN THE COUNTY COURT OF LANCASTER COUNTY, NEBRASKA

RASHA JAAFAR and NEDHAL THWAINI, Plaintiffs, v. ANTONIO SPENCER, Defendant.	Case No. CI 26-13193 Restitution of Premises

PLAINTIFFS' EXHIBIT LIST

Hearing: Wednesday, November 18, 2026, 8:30 a.m., Courtroom 21

Ex.	Description	Date	Pages
1	Resident Rental Agreement between Plaintiffs and Antonio Spencer, 2320 S. 58th Street, Lincoln, NE 68506	Aug. 15, 2025	4
2	30-day written notice to vacate (vacate date Oct. 31, 2026), with certificate of service	Sept. 28, 2026	____
3	Text messages between Plaintiff Rasha Jaafar and Defendant (402-840-8695), including Defendant's replies to the notice and rent requests	Sept. 28 – Oct. 27, 2026	____
4	Calculation of unpaid rent and late fees	Oct. 1 – Nov. 3, 2026	1
5	Lancaster County Assessor property record showing ownership by Plaintiffs	2026	____
6	Security deposit record ($1,600)	Aug. 15, 2025	____
7	Photographs of the property after Defendant vacated	_____	____
8	Plumber invoices and repair-scheduling messages	Oct. 2026	____
9	Declaration regarding Defendant's military status (50 U.S.C. § 3931)	_____	____

Rasha Jaafar, Plaintiff, pro se
10221 White Pine Rd, Lincoln, NE 68527 · 402-617-1244

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IN THE COUNTY COURT OF LANCASTER COUNTY, NEBRASKA

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7	Photographs of the property after Defendant vacated	_____	____
8	Plumber invoices and repair-scheduling messages	Oct. 2026	____
9	Declaration regarding Defendant's military status (50 U.S.C. § 3931)	_____	____
10	Complete text-message thread between Plaintiff Rasha Jaafar and Defendant, from the first message	_____	____
11	Gas utility record showing the date the account was transferred to Plaintiffs	_____	____
12	Photographs of broken windows, repair estimate or invoice, and move-in photographs	_____	____
13	Proof of Plaintiffs' ownership of the washer, dryer and refrigerator	_____	____
14	Rent payment history for the lease term	Aug. 2025 – Nov. 2026	____

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