

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SANTA CLARA
 191 North First Street
 San José, California 95113

SMALL CLAIMS CASE NO.: 25SC095480

NOTICE TO ALL PLAINTIFFS AND DEFENDANTS:
 Your small claims case has been decided. If you lost the case, and the court ordered you to pay money, your wages, money, and property may be taken without further warning from the court. Read the back of this sheet for important information about your rights.

AVISO A TODOS LOS DEMANDANTES Y DEMANDADOS:
La corte ha tomado una decisión en su caso de reclamos menores. Si usted perdió el caso y la corte le ha ordenado a pagar dinero, se le puede embargar el sueldo, dinero, o bienes (reales o personales) para pagar el reclamo, sin aviso adicional por parte de la corte. Vea el reverso de este formulario para información importante acerca de sus derechos.

PLAINTIFF/DEMANDANTE (Name, street address, and telephone number of each):

✓ Daniel Michalek
 1459 Alma Loop
 San Jose CA 95125

DEFENDANT/DEMANDADO* (Name, street address, and telephone number of each):

Willow Glen Creek Homeowners Association
 S/O Rob Roggenbusch Property Manager
 1935 Dry Creek Road Suite 203
 Campbell CA 95125

Telephone No:

Telephone No.:

Telephone No.

Telephone No.

☐ See attached sheet for additional plaintiffs and defendants
NOTICE OF ENTRY OF JUDGMENT

Judgment was entered as checked below on 09/11/2025

1. ☒ Defendant (name, if more than one): Willow Glen Creek Homeowners Association shall pay plaintiff (name, if more than one): Daniel Michalek \$370.00 principal and: \$193.75 costs on plaintiff's claim. TOTAL: \$563.75
2. ☐ Defendant does not owe plaintiff any money on plaintiff's claim.
3. ☐ Plaintiff (name, if more than one): Daniel Michalek shall pay defendant (name, if more than one): Willow Glen Creek Homeowners Association \$ principal and: \$ costs on defendant's claim.
4. ☐ Plaintiff does not owe defendant any money on defendant's claim
5. ☐ Possession of the following property is awarded to plaintiff (describe property):
6. ☐ Payments are to be made at the rate of: \$ per (specify period): beginning on (date) and on the (specify day): day of each month thereafter until paid in full. If any payment is missed, the entire balance may become due immediately.
7. ☐ Dismissed in court ☐ with prejudice. ☐ without prejudice
8. ☐ Attorney-Client Fee Dispute (Attachment to Notice of Entry of Judgment) (form SC-132) is attached.
9. ☒ Other (specify): SEE ATTACHED FOR DETAILS OF JUDGMENT.
10. ☐ Judgment debtor is a natural person, and as provided in the relevant statute, \$ of this judgment is on a claim related to medical expenses (Code Civ. Proc., §§ 683.110, 685.010) \$ of this judgment is on a claim related to personal debt (Code Civ. Proc., §§ 683.110, 685.010), which includes: \$ concerning consumer debt (Code Civ. Proc., § 708.111).
11. ☐ This judgment results from a motor vehicle accident on a California highway and was caused by the judgment debtor's operation of a motor vehicle. If the judgment is not paid, the judgment creditor may apply to have the judgment debtor's driver's license suspended.
12. Enforcement of the judgment is automatically postponed for 30 days or, if an appeal is filed, until the appeal is decided.
13. ☐ This notice was personally delivered to (insert name and date):
14. **CLERK'S CERTIFICATE OF MAILING**—I certify that I am not a party to this action. This Notice of Entry of Judgment was mailed first class, postage prepaid, in a sealed envelope to the parties at the addresses shown above. The mailing and this certification occurred at the place and on the date shown below.
 Place of mailing: San Jose, California
 Date of mailing: 09/11/2025

Clerk, by Jee Jee Vizconde, Deputy
 Ann Vizconde

The county provides small claims advisor services free of charge. Read the information sheet on the reverse.

INFORMATION AFTER JUDGMENT

INFORMACION DESPUES DEL FALLO DE LA CORTE

Your small claims case has been decided. The **judgment** or decision of the court appears on the front of this sheet. The court may have ordered one party to pay money to the other party. The person (or business) who won the case and who can collect the money is called the **judgment creditor**. The person (or business) who lost the case and who owes the money is called the **judgment debtor**.

Enforcement of the judgment is postponed until the time for appeal ends or until the appeal is decided. This means that the judgment creditor cannot collect any money or take any action until this period is over. Generally, both parties may be represented by lawyers after judgment.

IF YOU LOST THE CASE . . .

1. If you lost the case on your own claim and the court did not award you any money, the court's decision on your claim is **FINAL**. You may not appeal your own claim.
2. If you lost the case and the court ordered you to pay money, your money and property may be taken to pay the claim unless you do one of the following things:

a. **PAY THE JUDGMENT**

The law requires you to pay the amount of the judgment. You may pay the judgment creditor directly, or pay the judgment to the court for an additional fee. You may also ask the court to order monthly payments you can afford. Ask the clerk for information about these procedures.

b. **APPEAL**

If you disagree with the court's decision, you may appeal the decision *on the other party's claim*. You may not appeal the decision on your own claim. However, if any party appeals, there will be a new trial on *all* the claims. If you appeared at the trial, you *must* begin your appeal by filing a form called a *Notice of Appeal* (form SC-140) and pay the required fees within *30 days* after the date this *Notice of Entry of Judgment* was mailed or handed to you. Your appeal will be in the superior court. You will have a **new trial** and you must present your evidence again. You may be represented by a lawyer.

c. **VACATE OR CANCEL THE JUDGMENT**

If you did not go to the trial, you may ask the court to vacate or cancel the judgment. To make this request, you must file a *Motion to Vacate the Judgment* (form SC-135) and pay the required fee *within 30 days* after the date this *Notice of Entry of Judgment* was mailed. If your request is denied, you then have *10 days* from the date the notice of denial was mailed to file an appeal. The period to file the *Motion to Vacate the Judgment* is 180 days if you were *not properly served* with the claim. The 180-day period begins on the date you found out or should have found out about the judgment against you.

IF YOU WON THE CASE . . .

1. If you were sued by the other party and you won the case, then the other party may not appeal the court's decision. If you won the case and the court awarded you money, here are some steps you may take to collect your money or get possession of your property:

a. **COLLECTING FEES AND INTEREST**

Sometimes fees are charged for filing court papers or for serving the judgment debtor. These extra costs can become part of your original judgment. To claim these fees, ask the clerk for a *Memorandum of Costs*.

b. **VOLUNTARY PAYMENT**

Ask the judgment debtor to pay the money. If your claim was for possession of property, ask the judgment debtor to return the property to you. **THE COURT WILL NOT COLLECT THE MONEY OR ENFORCE THE JUDGMENT FOR YOU.**

c. **STATEMENT OF ASSETS**

If the judgment debtor does not pay the money, the law requires the debtor to fill out a form called Judgment Debtor's Statement of Assets (form SC-133). This form will tell you what property the judgment debtor has that may be available to pay your claim. If the judgment debtor willfully fails to send you the completed form, you may ask the court to give you your attorney's fees and expenses and other appropriate relief, after proper notice, under Code of Civil Procedure section 708.170. You can do this by filing Application and Order to Produce Statement of Assets and to Appear for Examination (form SC-134). If item 10 on page 1 of this form says the judgment includes an amount "concerning consumer debt," file Application and Order to Produce Financial Statement or Appear for Examination—Consumer Debt (form SC-136) instead of form SC-134.

d. **ORDER OF EXAMINATION**

You may also make the debtor come to court to answer questions about income and property. To do so, ask the clerk for form EJ-125 (ask for form EJ-141 if item 10 on page 1 of this form says the judgment includes an amount "concerning consumer debt") and pay the required fee. There is a fee if a law officer serves the order on the judgment debtor. You may also obtain the judgment debtor's financial records. Ask the clerk for Small Claims Subpoena and Declaration (form SC-107) or Civil Subpoena Duces Tecum (form SUBP-002).

e. **WRIT OF EXECUTION**

After you find out about the judgment debtor's property, you may ask the court for a *Writ of Execution* (form EJ-130) and pay the required fee. A writ of execution is a court paper that tells a law officer to take property of the judgment debtor to pay your claim. Here are some examples of the kinds of property the officer may be able to take: **wages, bank account, automobile, business property, or rental income**. For some kinds of property, you may need to file other forms. See the law officer for information.

f. **ABSTRACT OF JUDGMENT**

The judgment debtor may own land or a house or other buildings. You may want to put a lien on the property so that you will be paid if the property is sold. You can get a lien by filing an *Abstract of Judgment* (form EJ-001) with the county recorder in the county where the property is located. The recorder will charge a fee for the *Abstract of Judgment*.

NOTICE TO THE PARTY WHO WON: As soon as you have been paid in full, you must fill out the form below and mail it to the court immediately or you will be fined. If an Abstract of Judgment has been recorded, you must use another form; see the clerk for the proper form.

SMALL CLAIMS NO.: 25SC095480

ACKNOWLEDGEMENT OF SATISFACTION OF JUDGMENT

(Do not use this form if an Abstract of Judgment has been recorded.)

To the Clerk of the Court:

I am the ☐ judgment creditor☐ assignee of record.

I agree that the judgment in this action has been paid in full or otherwise satisfied.

Date:

(TYPE OR PRINT NAME)

(SIGNATURE)

Case Name:
Case Number:
Date of hearing:

Michalek
25SC 095480
9-11-25

Def. was served but did not
appear.

Pl. had proof he tried to
do ADR as required by
HA rules but Def. ignored
his efforts.

There is no proof to support
Def.'s \$370 plumbing charge so
Def. owes reimbursement.

	<u>Plaintiff is owed</u>	<u>Defendant is owed (only if Defendant filed a claim)</u>
Demand	\$ 370.00	\$
Costs	\$ 34.10 + 157.65	\$
Total	\$ 563.75	\$

Dated: 9-11-25

COMMISSIONER CHRISTINE COPELAND

The clerk shall check box 8 of the Judgment and attach form SC-132.
The clerk shall check box 10 of the Judgment. \$ of the Judgment is related to medical
expense. \$ of the Judgment is a claim related to personal debt which includes consumer
debt of \$.
The clerk shall check box 11 of the Judgment.

The clerk shall attach this page to the Judgment.

