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Attorney for Secured Creditors Visio International, Inc.
and Y. Tito Sasaki and Janet L. Sasaki Trust

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
(Santa Rosa Division)

In re:

Case No. 24-10715-CN
Chapter 11

KS MATTSON PARTNERS, LP,

RS No. BRL-405

NOTICE OF HEARING ON MOTION FOR
ORDER TERMINATING AUTOMATIC
STAY OR REQUIRING ADEQUATE
PROTECTION
(21881, 21885, and 21889 Eighth Street E.,
Sonoma, California)

DATE: August 15, 2025

TIME: 10:00 a.m.

DEPT: 215 or by Zoom Video/Zoom¹
1300 Clay Street, Oakland, CA

Debtor.

To Debtor, Debtor's Counsel, the 20 Largest Unsecured Creditors, the United States Trustee; and
all Other Parties in Interest:

NOTICE IS HEREBY GIVEN that on August 15, 2025, at 10:00 a.m., or as soon thereafter as the
matter can be heard in Courtroom No. 215 of the United States Bankruptcy Court located at 1300 Clay

¹ Please see Judge Novack's posted calendar for this hearing at www.canb.uscourts.gov for information on how to attend via
Zoom video or Zoom Telephone.



1 Street, Oakland, California, before the Honorable Charles Novack, United States Bankruptcy Judge,
2 Secured Creditors Visio International, Inc. and Y. Tito Sasaki and Janet L. Sasaki Trust (collectively
3 “Creditors”) will, and hereby do, move the Court to make an Order terminating the automatic stay for lack
4 of equity and cause under 11 U.S.C. § 362(d) with respect to the interest of Yellow Poplar, LP and any
5 junior lien interest of KS Mattson Partners, LP and their estates’ interest in the real properties commonly
6 known as 21881, 21885, and 21889 Eighth Street, Sonoma, California (APN 128-381-028-000) and more
7 particularly described as set forth in the deed of trust attached to the declaration filed herewith.
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9 **Counsel and Parties, and other interested persons may attend the hearing in person in**
10 **Courtroom 215 in Oakland, by Zoom Video, or Zoom Telephone. Additional information is**
11 **available on Judge Novack’s Procedures page on the court’s website, and information on how to**
12 **attend the hearing by Zoom will be included with each calendar posted under Judge Novack’s**
13 **Calendar on the court’s website.**

14 **If you have any questions regarding how to appear at a court hearing, you may contact the**
15 **Bankruptcy Court by calling 888-821-7606 or by using the Live Chat feature on the Bankruptcy**
16 **Court’s website.**

17 **PLEASE TAKE FURTHER NOTICE THAT a Respondent will not be required to, but may,**
18 **file responsive pleadings, points and authorities, and declarations for any preliminary hearing.**

19 **NOTICE IS HEREBY FURTHER GIVEN that, should you fail to appear, either personally**
20 **or through your attorney or representative at the time and place hereinabove set for hearing, the**
21 **Bankruptcy Judge may grant the relief sought by Creditors and may make an order terminating**
22 **the automatic stay as to Debtor and the estate under 11 U.S.C. § 362(d) and authorizing and**
23 **permitting Creditors to begin and/or complete a foreclosure sale of the Properties under Creditors’**
24 **loan, with waiver of Bankruptcy Rule 4001(a)(3) and California Civil Code § 2924g(d) to the extent**
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1 that it applies and allowing the purchaser to obtain possession of the Properties under California
2 law without further order of the Court.

3 LEVINSON LAW APC

4 Dated: July 18, 2025

5 /S/ BENJAMIN R. LEVINSON

6 BENJAMIN R. LEVINSON,
7 Attorney for Creditors
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