



BENJAMIN R. LEVINSON-SBN 116675
LEVINSON LAW APC
4100 Moorpark Avenue, Suite 233
San Jose, CA 95117
Telephone: (408) 866-2999
Facsimile: (408) 866-2992
E-Mail: ben@benlevinsonlaw.com

**The following constitutes the order of the Court.
Signed: August 21, 2025**

**Charles Novack
U.S. Bankruptcy Judge**

Attorney for Secured Creditors
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-407

ORDER TERMINATING AUTOMATIC STAY
OR REQUIRING ADEQUATE PROTECTION
(APN # 128-422-075-000, Vineburg, California)

Debtor.

DATE: August 15, 2025
TIME: 10:00 a.m.
DEPT: 215

Creditor Y. Tito Sasaki and Janet L. Sasaki Trust (hereinafter "Creditor") having filed a Motion For Order Terminating Stay or Granting Adequate Protection (Doc. # 220), and the Motion having been set for hearing before this Court on August 15, 2025; Edward McNeilly appearing on behalf of Debtor; and Benjamin R. Levinson appearing on behalf of Creditor; and other appearances on the record; and the court reviewing the evidence and finding that cause exists to make the following Order;

1. IT IS HEREBY ORDERED that the automatic stay pursuant to 11 U.S.C. Section 362(a) is terminated upon entry of this Order as to Debtor's interest and the estate's interest with respect to the real property commonly known as APN # 128-422-075-000, Vineburg, California (the "Property") which has



1 a legal description attached to the deed of trust submitted in support of the motion and Creditor or its
2 assigns or successors is hereby authorized and permitted, at its convenience and without further order of
3 this Court, to exercise the rights provided by the laws of the State of California and by the terms and
4 conditions of its promissory note and Deed of Trust including, but not limited to, beginning, continuing or
5 completing foreclosure under its Deed of Trust.

6 2. IT IS FURTHER ORDERED that the automatic stay as it pertains to Creditor's interest in
7 the Property shall be and is terminated and vacated for all its foreclosure remedies, without the
8 requirement of further notice or publication, except as may be required by state law.
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10 3. IT IS FURTHER ORDERED that subsequent to any foreclosure sale or trustee's sale
11 taking place, the automatic stay is terminated to allow the purchaser at any foreclosure sale or trustee's
12 sale to obtain possession of the Property from Debtors.

13 4. IT IS FURTHER ORDERED that the fourteen day stay period after entry of the Order
14 under Bankruptcy Rule 4001(a)(3) is waived.

15 ***END OF ORDER***
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COURT SERVICE LIST

ALL SERVED BY ECF