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The following constitutes the order of the Court.  
Signed: December 19, 2025

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

Charles Novack  
U.S. Bankruptcy Judge

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

In re:

Case No. 24-10545-CN  
Chapter 11

LEFEVER MATTSON, a California  
Corporation, *et al.*,<sup>1</sup>

RS No. BRL-404

Debtor.

AMENDED ORDER TERMINATING  
AUTOMATIC STAY  
(21881, 21885, and 21889 Eighth Street E.,  
Sonoma, California)

VISIO INTERNATIONAL, INC. AND  
Y. TITO SASAKI AND JANET L.  
SASAKI TRUST,

Movant,

v.

DATE: December 12, 2025

TIME: 10:00 a.m.

YELLOW POPLAR, LP,

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

Debtor/Respondent.

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

(collectively "Creditors"), having filed a Motion For Order Terminating Stay or Granting Adequate

<sup>1</sup> The last four digits of LeFever Mattson's tax identification number are 7537. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' claims and noticing agent at <https://veritaglobal.net/LM>. The address for service on the Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.



1 Protection (Doc. # 1750), and the Motion having been set for continued hearing before this Court on  
2 December 12, 2025; Gabrielle Albert appearing on behalf of Debtors and Benjamin R. Levinson  
3 appearing on behalf of Creditors; and the court reviewing the evidence and finding that cause exists to  
4 make the following Order;

5 1. IT IS HEREBY ORDERED that the automatic stay pursuant to 11 U.S.C. Section 362(a) is  
6 terminated upon entry of this Order as to Debtor's interest and the estate's interest with respect to the real  
7 property commonly known as 21881, 21885, and 21889 Eighth Street E., Sonoma, California (the  
8 "Property") which has a legal description attached to the deed of trust submitted in support of the motion  
9 and Creditor or its assigns or successors is hereby authorized and permitted, at its convenience and  
10 without further order of this Court, to exercise the rights provided by the laws of the State of California  
11 and by the terms and conditions of its promissory note and Deed of Trust including, but not limited to,  
12 beginning, continuing or completing foreclosure under its Deed of Trust.

14 2. IT IS FURTHER ORDERED that the automatic stay as it pertains to Creditor's interest in  
15 the Property shall be and is terminated and vacated for all its foreclosure remedies, without the  
16 requirement of further notice or publication, except as may be required by state law.

17 3. IT IS FURTHER ORDERED that subsequent to any foreclosure sale or trustee's sale  
18 taking place, the automatic stay is terminated to allow the purchaser at any foreclosure sale or trustee's  
19 sale to obtain possession of the Property from Debtors.

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

22 \*\*\*END OF ORDER\*\*\*

23 APPROVED AS TO FORM.

24 /S/ GABRIELLE ALBERT  
25 GABRIELLE ALBERT,  
26 Attorney for Debtors

Date: Dec. 15, 2025

COURT SERVICE LIST

ALL SERVED BY ECF