

Dated: June 12, 2026
The following is ORDERED:



A handwritten signature in black ink, appearing to read "M. Ruthie Hagan".

M. Ruthie Hagan
UNITED STATES BANKRUPTCY JUDGE

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TENNESSEE
WESTERN DIVISION

In re
Jamtarsha L. Sanders
Debtor

Case No. 25-25681
Chapter 7

**ORDER GRANTING DEBTOR'S MOTION TO ENFORCE SANCTIONS ORDER AND
COMPEL PAYMENT**

This matter is before the Court on the Debtor's Motion [DE 75] seeking an order enforcing the Court's prior Order Granting Motion for Sanctions for Willful Violation of the Automatic Stay [DE 35] and compelling payment of the judgment awarded therein against Debtor's Landlord, Southwind Lakes Apartments. Landlord filed a Response in opposition to the Motion [DE 81] and the Court held a hearing on May 20, 2026, and took this matter under advisement.

This is a core proceeding under 28 U.S.C. § 157(b)(2)(A). Accordingly, the Court has both the statutory and constitutional authority to hear and determine these proceedings subject to the statutory appellate provisions of 28 U.S.C. § 158(a)(1) and Part VIII (“Bankruptcy Appeals”) of the Federal Rules of Bankruptcy Procedure. This decision constitutes the Court's findings of fact and conclusions of law under FED. R. CIV. P. 52, made applicable to this contested matter by FED. R. BANKR. P. 7052. Regardless of whether specifically referred to in this decision, the Court has examined the submitted materials, considered statements of counsel and the Debtor, considered the testimony given in this matter, considered all of the evidence, and reviewed the entire record of the case. Based upon that review, and for the following reasons, the Court hereby determines that Debtor’s Motion [DE 75] to enforce the Court’s prior Orders granting Debtor’s motion for sanctions and ordering Landlord to pay to Debtor \$4,398 with post-judgment per diem interest at a rate of 3.64% until paid in full [*see* DE 35] is granted.

DISCUSSION

The Court hereby incorporates its findings of facts from its prior Opinions and Orders in this case entered as DE 29 and DE 35, and incorporates the findings of facts and conclusions of law in its related Opinion and Order Denying Motion for Stay Pending Appeal entered on the Court’s docket simultaneously herewith.

Landlord suggests in its Motion [DE 82] to Stay Enforcement of Orders Granting Motion for Sanctions [DE.29 and 35] that the Court could order Landlord to post a bond to secure the judgment against it in lieu of enforcement of its prior Orders. However, such an order would effectively set aside and nullify the Court’s Opinion and Order denying Landlord’s motion for a stay pending appeal, as would an order denying Debtor’s Motion at hand to compel payment of the judgment awarded in her favor.

The Court reiterates its reasoning, also applicable here, that

[t]he timely and efficient administration of court proceedings serves the public interest and there is a ‘great public policy’ in ensuring bankruptcy cases continue to an orderly and efficient resolution. *In re Session*, 622 B.R. 102, 108 (Bankr. S.D. Ala. 2020) (citations omitted). Further, “the prompt and efficient resolution of cases is in the public interest. Such goal is not served by unnecessarily prolonged litigation. . . . Unwarranted delay and appeals have the potential to burden courts, needlessly occupy dockets, waste limited judicial resources and prejudice litigants.” *Id.* This Court agrees. The appeal pending in the District Court is likely to extend into years, undermining the Chapter 7 Debtor’s fresh start and the goals and purposes of the Bankruptcy Code.

See Opinion and Order Denying Motion for Stay Pending Appeal. Enforcement of its orders is fundamental to the integrity and effective, efficient functioning of this Court, and the Court finds no good cause to deny the Debtor’s Motion to compel payment of the judgment.

CONCLUSION AND ORDER

For these reasons and for the reasons stated in the Court’s prior Opinion [DE 29] and Order [DE 35], as well as the related Opinion and Order Denying Motion for Stay Pending Appeal entered on the Court’s docket simultaneously herewith, the Court finds that the Debtor’s Motion to Enforce Sanctions Order and Compel Payment is granted. Landlord shall pay the judgment awarded to Debtor in the amount of \$4,398 with per diem post-judgment interest at the rate of 3.64% as ordered by this Court on February 27, 2026 within fourteen (14) days from entry of this Order. [See DE 35] If Landlord fails to pay the judgment in full within the prescribed fourteen (14) days, Landlord shall, within fourteen (14) days of entry of this Order, provide to Debtor its relevant banking account information, including but not limited to its banking institution and banking account number, so that Debtor may proceed with an alternative means of collection.

The Bankruptcy Court Clerk shall serve a copy of this Order on the following interested parties:

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