1   SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

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3   CASE NO.: 30-2024-01410991-CL-UD-CJC

4   PLAINTIFF: Phat Tran

5   DEFENDANT: Michael Gasio

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6   TO: The Honorable Judge Snuggs-Spraggins, Carmen D. (Comm.)

7   FROM: Michael Gasio, Defendant (Pro Se)

8   DATE: February 10, 2025

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10   RE: PROPOSED ORDER GRANTING MOTION TO PREVENT ASSET CONCEALMENT & FRAUDULENT TRANSFERS

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12   The Court, having considered Defendant Michael Gasio's **Motion to Prevent Asset Concealment & Fraudulent Transfers**, the accompanying Declaration, Case Law, and supporting documents, and good cause appearing, **ORDERS AS FOLLOWS**:

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14   I. FINDINGS

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16   1. Plaintiff Phat Tran has engaged in real estate transactions that raise concerns regarding fraudulent conveyance under **California Civil Code § 3439.04(a)**.

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18   2. The Court finds that Defendant has demonstrated sufficient evidence that further asset transfers may irreparably harm the enforcement of any future judgment.

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20   3. The Court has the authority under **California Code of Civil Procedure § 527** to issue an injunction preventing further fraudulent asset transfers.

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22   II. ORDER

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24   IT IS HEREBY ORDERED THAT:

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26   4. Plaintiff Phat Tran is **prohibited** from transferring, selling, or concealing any real estate assets until further order of the Court.

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28   5. Plaintiff must **disclose** all financial records, deeds, and property ownership changes within **ten (10) days** of this Order.

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30   6. A **third-party financial examiner** shall be appointed to monitor Plaintiff's financial transactions and real estate holdings.

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32   7. Failure to comply with this Order may result in **sanctions** or **contempt of court** proceedings.

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34   IT IS SO ORDERED.

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36   DATED: _____

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38   _____

39   Honorable Judge Snuggs-Spraggins, Carmen D.

40   Superior Court of California, County of Orange

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42   Respectfully submitted,

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44   _____

45   Michael Gasio

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50   [PREPARED FOR FILING IN ORANGE COUNTY SUPERIOR COURT]

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