

## AI Report Phat Tran Real Estate Empire

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From: michael gasio (gasio77@yahoo.com)

To: kyphat@yahoo.com; srandell@hbpd.org; criminal.fraud@usdoj.gov; realestatefraudcomplaints@sdca.org; tips@fbi.gov; hnguyen2@fbi.gov; losangeles@fbi.gov

Date: Saturday, August 23, 2025 at 02:53 PM PDT

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### Analysis Framework

Records Indicate a " Shell buy back scheme of Brynn property" by Dr Phat Tran to remove the renters @ \$3,500 records indicate the doctor owned Brynn in the 1990 -2000.

For each address, we'll look at:

1. **Ownership/Residency Period** (dates you provided).
  2. **Possible Role** (personal residence, rental, business location, or property management).
  3. **Retention/Disposition** (whether it looks sold, retained, or abandoned).
  4. **Strategic Pattern** (how it fits into Tran's larger property and fraud pattern you've been documenting).
- 

### Address Review

#### 1. 14411 Brookhurst St, Garden Grove, CA 92843

- **Dates:** 01/07/1995 – 12/05/2024
  - **Notes:** This is a long-term holding (30 years). Appears to be commercial or mixed-use.
  - **Pattern:** Anchor property. Possibly used as business front. The "Ste B" variant shows subleasing or subdividing.
- 

#### 2. 14411 Brookhurst St Ste B, Garden Grove, CA 92843

- **Dates:** 08/1995 – 04/08/2020
  - **Notes:** Sub-address of #1, likely leased to tenants or used for secondary businesses.
  - **Pattern:** Suggests Tran rented or operated multiple businesses from this location. Possible tax shield or revenue funnel.
-

### 3. 20012 Sand Dune Ln, Huntington Beach, CA 92648

- **Dates:** 01/01/1997 – 11/05/2024
  - **Notes:** Long-term HB asset, high value area. Possible personal residence at one point.
  - **Pattern:** Retained ~27 years. Strong sign this was a personal residence or long-term equity builder.
- 

### 4. 24 Rawhide, Irvine, CA 92602

- **Dates:** 12/2015 – 08/2024
  - **Notes:** Newer Irvine tract home. Recently disposed of (2024).
  - **Pattern:** Flip or forced sale (financial pressure around eviction timeline?).
- 

### 5. 13309 Brookhurst St, Garden Grove, CA 92843

- **Dates:** 04/12/2004 – 10/13/2009
  - **Notes:** Garden Grove commercial property.
  - **Pattern:** 5-year window, may have been sold to cycle equity or as tax exchange (1031).
- 

### 6. 17178 Walnut St, Fountain Valley, CA 92708

- **Dates:** Single-day record (06/13/2008).
  - **Notes:** Transaction flag—possibly escrow, failed deal, or nominee ownership.
  - **Pattern:** Could indicate straw-buyer activity.
- 

### 7. 9521 Newfame Cir, Fountain Valley, CA 92708

- **Dates:** 07/01/1994 – 01/2006
  - **Notes:** ~12-year hold. Likely personal residence prior to moving HB.
  - **Pattern:** Stable family residence during 90s–2000s.
- 

### 8. 19235 Brynn Ct, Huntington Beach, CA 92648

- **Dates:** 01/01/1997 – 08/12/2005

- **Notes:** This address connects directly to your **eviction property** timeline.
  - **Pattern:** Likely one of his HB rentals. Matches with Airbnb pivot evidence.
- 

## 9. 12662 Nelson St Apt G, Garden Grove, CA 92840

- **Dates:** 09/26/1996 – 01/23/2003
  - **Notes:** Lower-income rental.
  - **Pattern:** Either personal stepping-stone property or held under LLC for income.
- 

## 10. 26 Essex St, Boston, MA 02111

- **Dates:** 10/01/1993 – 01/23/2003
  - **Notes:** Out-of-state asset, downtown Boston Chinatown area.
  - **Pattern:** Strong immigrant business link—ties to community or investment property before California expansion.
- 

## 11. 49 Shirley Ave, Revere, MA 02151

- **Dates:** 08/1982 – 01/23/2003
  - **Notes:** Very long retention (20+ years).
  - **Pattern:** Likely original family home base in Massachusetts before migration to California.
- 

## 12. 11652 Poppy Ave, Fountain Valley, CA 92708

- **Date:** Single day 05/23/1999
  - **Notes:** Same as Walnut—possible quick escrow or nominee use.
  - **Pattern:** Straw buyer indicator.
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## 13. 16086 Harbor Blvd, Fountain Valley, CA 92708

- **Date:** Single day 02/11/1999
  - **Notes:** Same quick turnover pattern.
  - **Pattern:** Again suggests property flip / straw activity.
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## 14. 14411 Brookhurst St, Ste B, Garden Grove, CA 92843

- Duplicate of #2. Likely used in multiple business filings.
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## 15. 12662 Nelson St, Apt G, Garden Grove, CA 92840

- Duplicate of #9.
- 



## Pattern Observed

- **Anchor holdings:** 14411 Brookhurst (Garden Grove) + 20012 Sand Dune (HB) → long-term keystones.
- **Short flips/escrows:** Walnut, Poppy, Harbor → straw buyer or paper transactions.
- **Personal homes:** Newfame Cir, Rawhide, Brynn Ct, Revere (MA) → used for family occupancy.
- **Fraud vector:** Brynn Ct directly intersects your eviction case. Brookhurst (commercial) may have been used to conceal or redirect mail/payments.



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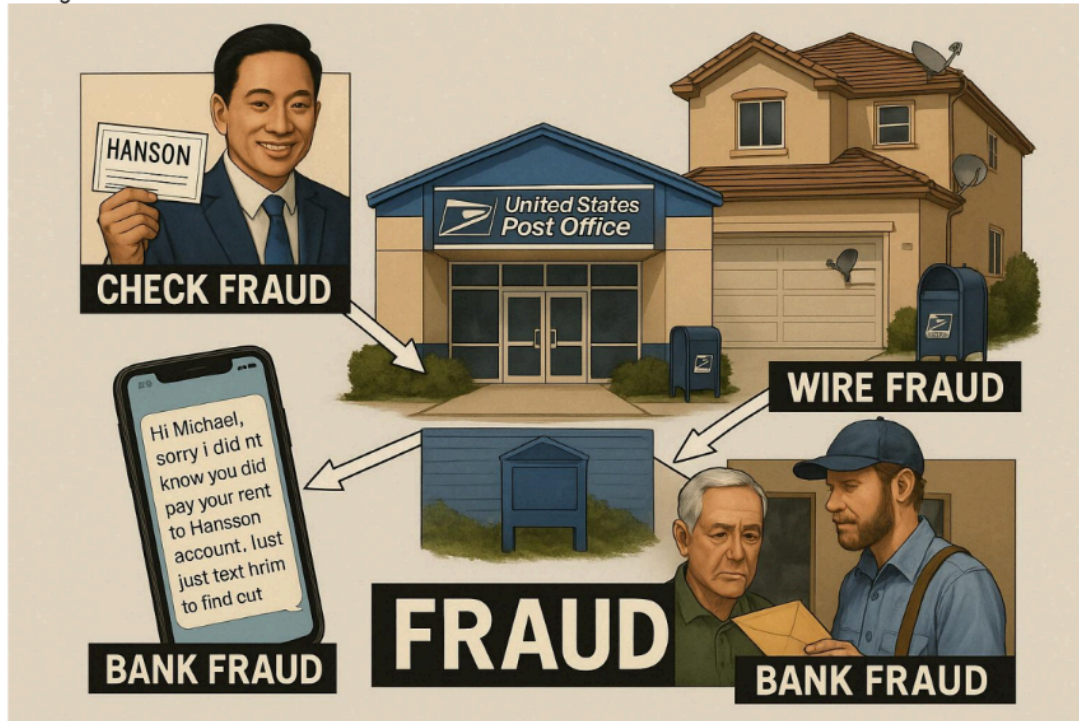
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UNITED STATES FEDERAL BUREAU OF INVESTIGATION  
Office of Investigator H. Nguyen

July 12, 2025

AI Logics Evidence Card Series™



Regarding: Phat K. Tran

From: Michael G. Gasio, Pro Se Litigant

Subject: Formal Interrogatory – Payment Confirmation and Testimony

Dear Mr. Tran,

This letter constitutes the first in a series of formal questions to be submitted to you for the record in anticipation of further legal proceedings.

Question 1 – Superior Court Testimony and Text Message Confirmation

**Did you, at any time, testify under oath in Superior Civil Court that you notified your tenant, Michael Gasio, via text message that your associate Hanson Lee — the individual listed on the lease agreement as the receiving agent — had successfully collected the payment on your behalf?**

Please respond with one of the following:

- Yes – and provide the date and content of that text.





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<input type="checkbox"/> 2004000657199	TRAN PHAT	COMMUNITY LENDING INC MORTGAGE ELEC REGISTR SYSTEMS INC BFC		TRUST DEED	7/20/2004	15
<input type="checkbox"/> 19970222094	CARL I BROWN & CO CARL I BROWN MTG FT MTG COMPANIES	COUNTRYWIDE FUNDING CORP COUNTRYWIDE HOME LNS INC	TRAN PHAT TRAN	ASGT TRUST DEED	5/13/1997	1
<input type="checkbox"/> 19990313107	DISCOUNT FUNDING LAM EST CORP	COUNTRYWIDE HOME LNS INC	TRAN PHAT	ASGT TRUST DEED	4/29/1999	2
<input type="checkbox"/> 20000438646	TRAN PHAT LUONG	DANG THUY THI		QUITCLAIM DEED	8/22/2000	4
<input type="checkbox"/> 19990313106	TRAN PHAT	DISCOUNT FUNDING BFC LAM EST CORP BFC		TRUST DEED	4/29/1999	9
<input type="checkbox"/> 2012000767780	TRAN PHAT KIEM	DO LANCE DO LANH XUAN		GRANT DEED	12/11/2012	2
<input type="checkbox"/> 2015000643026	TRAN PHAT KIEM	DOAN TRI MINH TR		GRANT DEED	12/21/2015	3
<input type="checkbox"/> 2003001071486	TRAN PHAT TAN	EZ FUNDING CORP BFC		TRUST DEED	9/3/2003	12
<input type="checkbox"/> 2020000361212	TRAN PHAT TIEN	FIRST AMERICAN TITLE INSURANCE COMPANY TR		SUBSTITUTION TR	7/27/2020	1
<input type="checkbox"/> 19930398964	TRAN PHAT LUU KY	FIRST INTERSTATE BK CA BFC TRAN LENA PHUONG HAU		ASSIGNMENT RNT	6/15/1993	6
<input type="checkbox"/> 19980144151	TRAN PHAT TIEN	FIRST INTERSTATE BK CA BFC TRAN LENA PHUONG HAU		TRUST DEED	2/26/1999	10
<input type="checkbox"/> 19990575446	GN MTG CORP	FIRST NATL BK CHICAGO THE TR	TRAN PHAT	ASGT TRUST DEED	8/6/1999	2
<input type="checkbox"/> 2016000085905	TRAN PHAT	FIRST REPUB BK		TRUST DEED	3/1/2016	26

Document Number	Grantors	Grantees	Grantor/Grantees	Document Type	Rec. Date	Pages
19960479524	TRAN LENA	TRAN PHAT		QUITCLAIM DEED	9/19/1996	1
19960539704		TRAN PHAT		RECONVEYANCE	10/24/1996	1
19970549392		TRAN PHAT		RECONVEYANCE	10/30/1997	1
19990313105	HSIAO HUEI CHI LEE MING JENG	TRAN PHAT		GRANT DEED	4/29/1999	2
20000244862		TRAN PHAT		RECONVEYANCE	5/10/2000	2
20010576747		TRAN PHAT		RECONVEYANCE	8/20/2001	1
20010700249	TRAN JULIE S	TRAN PHAT		GRANT DEED	10/4/2001	2
2002000035946		TRAN PHAT		RECONVEYANCE	1/15/2002	1
2002000133541		TRAN PHAT		RECONVEYANCE	2/15/2002	1
2002000632568	TRAN DIANE	TRAN PHAT		GRANT DEED	7/31/2002	2
2003000662013		TRAN PHAT		RECONVEYANCE	6/6/2003	1
2003000851954		TRAN PHAT		RECONVEYANCE	7/18/2003	1
2003000918412	LE PHAN THI	TRAN PHAT		GRANT DEED	7/31/2003	3
2003001241730		TRAN PHAT		RECONVEYANCE	10/9/2003	1
2004000392940		TRAN PHAT		RECONVEYANCE	5/5/2004	1
2004000698043		TRAN PHAT		RECONVEYANCE	8/2/2004	1
2006000552039	ORANGE COU TREAS-TAX COLL	TRAN PHAT		RELEASE	8/17/2006	1
2007000165756		TRAN PHAT		RECONVEYANCE	3/15/2007	1
2007000218186		TRAN PHAT		RECONVEYANCE	4/4/2007	1
2012000506595	KIM JEONG HI	TRAN PHAT		GRANT DEED	8/30/2012	2



