

How does it feel to be part of History? R U smarter than an electron?

From: michael gasio (gasio77@yahoo.com)

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Date: Saturday, August 23, 2025 at 07:28 PM PDT

[OC Legal Portal — Counsel Handoff](#)



No lawyer, no peek rule, but you can read for errors.

I want it error free for criminal court unlike some I have met in court who just make things up.

OC Legal Portal

AI + i

Master Index

Contact

Orange County RICO / Fraud Case

Charges • Timeline • Email • Evidence • Storyboard

Exposure Index

Predicates

Agency Status

Evidence A1–A12

Damages

Settlement Hooks

Master Index

Grand Jury (PDF)

Prosecution

Berkshire Hathaway

Phat Tran

Silverstein Evictions

Richard Rosiak

Anna Ly

Hanson Le

Springdale Marina Inc

Dennis Rosas

John Does 1–99

Total Alleged Counts

250

(225 categorized + 25 unsorted predicates)

Criminal predicates: 65 • Civil/Reg/Admin: 160 • Pending: 25

Criminal Exposure (max)

Up to 30 years each count


≈65 criminal counts → ~1,950 years max (Mail/Wire/RICO stack; grouping applies).

Civil Exposure (global)

\$40M–\$80M+

185 civil/reg/admin counts (160 + 25 unsorted). Baseline \$250–\$400k → 3× treble → 5× punitive.

Mail room updates daily



GAVE IT BACK. USPS SAYS HE DIDN'T. WELLS FARGO SAYS HE HAD THE MONEY. WHO'S LYING?

Emails as Evidence

CASE CHAPTERS (C1–C8)

C1: Major Violations

C2: Timeline of Offenses

C3: Agency Fraud

C4: Harm to Health / Credit

C5: Court & Pattern Failures

C6: Damages & Remedies

C7: Charges & Exposure


C8: Charge Matrix by Actor

CRIMINAL CHARGES (PAGINATED — 25 PER PAGE)

Charges 1–250

Rico Rules to Play by.

This was **not a personal move-in**, a hardship sale, or anything lawful. It was a click — **fraudulent conversion of the property** — from residential lease to illegal hotel operation.

 **The Motive:**

Let's be honest — this was about money. The owner needed fast cash and wanted to hike the rent nearly 54%. He found a workaround: evict the tenant, conceal the payment trail, and flip the property into a cash-producing Airbnb rental.

Charge Matrix by Statute • All Actors

1: Opening Statement

2: Payment Proof / Contract Fraud

3: UD Notice Failures

4: Police Inaction / Civil Rights

5: RICO Architecture

6: Constructive Fraud / Habitability

7: Medical & Psychiatric Fallout

8: Financial Loss / Credit Harm

9: Evidence Table

10: Restitution & Penalties

11: Legal Theory Index

12: Submission Briefs

13: Timeline Appendix

GOOGLE DOC ARCHIVES & CONTACT INFORMATION

OC Legal Portal security policies relaxed — evidence open to all to view

Police Emails (Drive)

Evidence Raw Online (Drive)

Email Michael Gasio

Grand Jury Filing (PDF)

Request for Judicial Review and Correction — Case No. 30-2024-01410991-CL-UD-CJC

Personal request for judicial review — returned by commissioner

Update: Superior Court Review — **Granted** (08/18/2025)

Archive contains emails, scanned files, evidence, case law, and codes from January 2025 forward — all indexed by AI.

Criminal predicates (65)

Federal (subset)

- Mail Fraud — 18 U.S.C. §1341
- Wire Fraud — 18 U.S.C. §1343
- RICO — 18 U.S.C. §1962(c),(d)
- Identity Fraud — 18 U.S.C. §1028
- Obstruction/Tampering — 18 U.S.C. §§1503, 1512
- Conspiracy — 18 U.S.C. §371

California Penal Code (subset)

- Extortion/Attempts — PC §§523–524
- Grand Theft / Embezzlement — PC §§487, 503
- Perjury / False Evidence — PC §§118, 132
- Record Tampering — PC §§134, 135
- Dissuading a Witness — PC §136.1
- Forgery — PC §470
- Elder/Dependent Adult Abuse — PC §368
- Criminal Threats — PC §422

Civil / regulatory / administrative (160)

- UCL — B&P §17200; False Advertising — B&P §17500
- Trust Funds / Broker Rules — B&P §10145; 10 CCR §§2830–2832.1
- Housing / Rent / Habitability — Civ. Code §§1941.1, 1942.5, 1947.12, 1950.5
- Rosenthal/FDCPA — Civ. Code §1788.17; FCRA §1681s-2(b)
- Civil conspiracy, conversion, IIED/NIED, injunctive & declaratory relief

Grand Jury Filing (PDF)

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Have you returned the questions my dropbox is empty?

Group Notice — Initial Discovery Packet

You are hereby notified that I am proceeding **pro se** in my legal challenge against you. Enclosed are the **first 25 discovery questions** in this RICO examination packet.

Each of you is expected to provide complete and truthful answers to these questions. Once your responses are submitted, they will be examined, cross-referenced, and scored by AI for accuracy and consistency.

about:blank

3/14

Be advised:

- **The next 25 questions will be generated automatically** based on your answers.
- Any attempt to avoid, distort, or obscure the truth will be flagged.
- **Contradictions, omissions, or false statements will generate new discovery requests and expose additional liability.**

This is the first round only. After scoring, new questions will populate and you will be notified.

Consider this your opportunity to answer directly. Once inconsistencies are matched and scored, the record will reflect whether your responses are credible—or whether you have compounded your exposure.

MC-050

CASE NAME:

Phat L.K. Tran vr Michael Gasio

CASE NUMBER:

30-2024-01410991-CL-UD-CJC

PROOF OF SERVICE BY MAIL
Substitution of Attorney—Civil

Instructions: After having all parties served by mail with the Substitution of Attorney—Civil, have the person who mailed the document complete this Proof of Service by Mail. An unsigned copy of the Proof of Service by Mail should be completed and served with the document. Give the Substitution of Attorney—Civil and the completed Proof of Service by Mail to the clerk for filing. If you are representing yourself, someone else must mail these papers and sign the Proof of Service by Mail.

1. I am over the age of 18 and not a party to this cause. I am a resident of or employed in the county where the mailing occurred. My residence or business address is (specify): 8941 Atlanta Ave Huntington Beach, CA 92646

2. I served the Substitution of Attorney—Civil by enclosing a true copy in a sealed envelope addressed to each person whose name and address is shown below and depositing the envelope in the United States mail with the postage fully prepaid.

(1) Date of mailing:

(2) Place of mailing (city and state):

3. I declare under penalty of perjury under the laws of the State of California:

Date: 1/21/2025Jeremy Ryan Carpenter

(TYPE OR PRINT NAME)

NAME AND ADDRESS OF EACH PERSON TO

4. a. Name of person served: Steve Silverstein

b. Address (number, street, city, and ZIP):

14351 Red Hill Ave G,
Tustin, CA 92780

c. Name of person served: Phat L.K. Tran

d. Address (number, street, city, and ZIP):

14411 Brookhurst St,
Garden Grove, CA 92843

e. Name of person served:

f. Address (number, street, city, and ZIP):

g. Name of person served:

h. Address (number, street, city, and ZIP):

i. Name of person served:

j. Address (number, street, city, and ZIP):

☐ List of names and addresses continued in attachment.

MC-050 (Rev. January 1, 2009)

SUBSTITUTION OF ATTORNEY
(Without Court Order)

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For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

Sent To

Phat Tran
14411 Brookhurst St
Garden Grove CA 92843

PS Form 3800, January 2023 PSN 7530-02-000-9001 See Reverse for Instructions

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

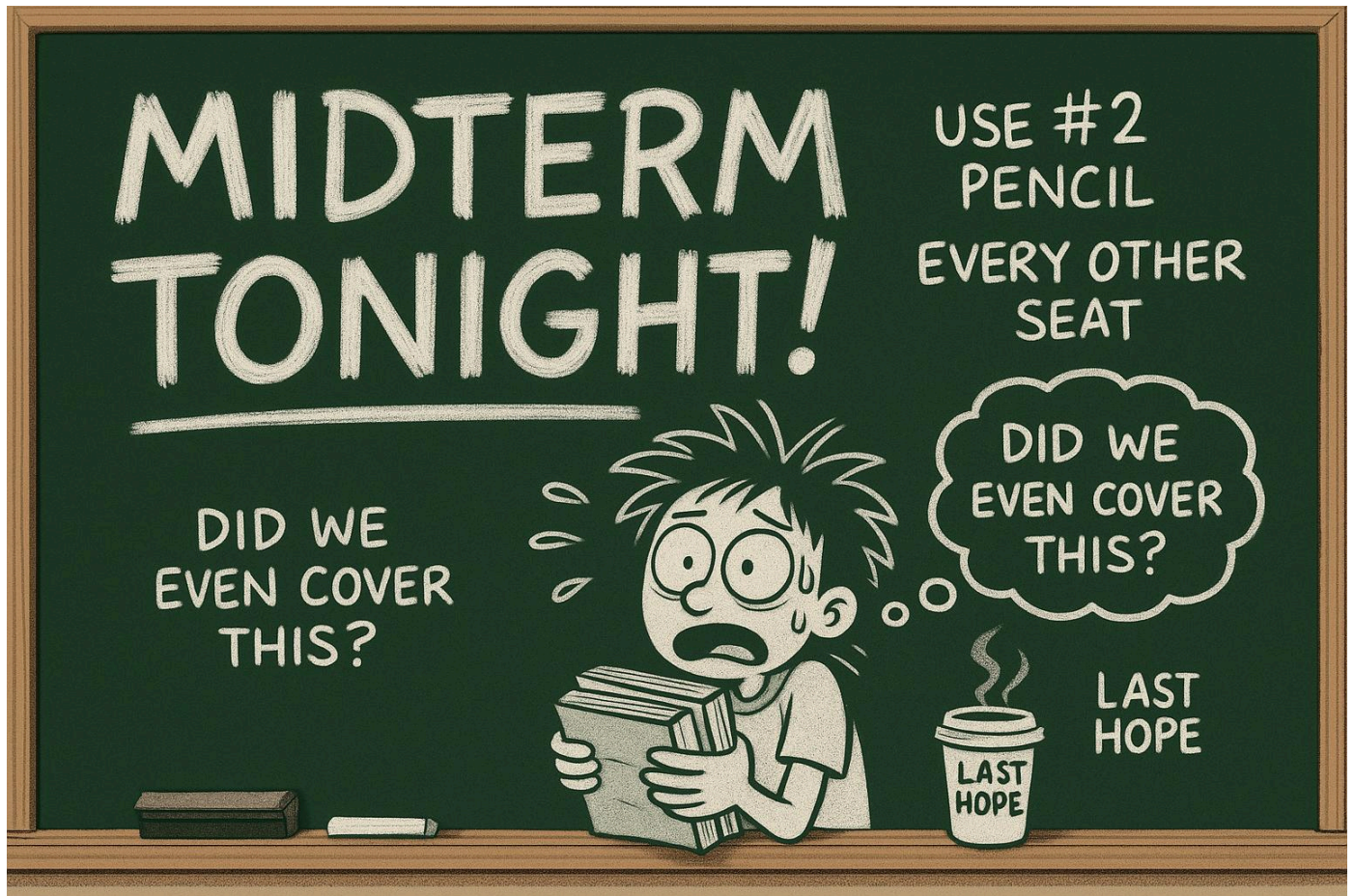
Sent To

Steve Silverstein
14351 Red Hill Ave "G"
Tustin CA 92780

PS Form 3800, January 2023 PSN 7530-02-000-9001 See Reverse for Instructions

I am a attorney for this matter moving forward until I had it off.

Answer here or yep in the chair by the judge and jailers.



Phat Tran

DA RICO Examination — Q&A Packet (C7/C8)

125 prosecutorial questions across 5 actors • Each item includes statutes, precedent, penalties, and restitution ranges. Local-only autosave; export to JSON for record.

Filter questions (e.g., 'mail frau

Expand all

Collapse all

Clear all answers

Export answers

Berkshire (Entity)

Phat Tran

Hanson Le

Anna Ly

Silverstein

Phat K. Tran (Owner)

• Criminal ceiling ≈ 200 yrs + \$7M fines

• Civil exposure: \$1.5M–\$7.5M+ (treble + punitive)

Q1 Did you accept June rent and still authorize a 3-day notice?

Q2 Did you receive a USPS cashier's check payable to Berkshire and conceal or fail to deposit it?

Q3 Did you convert July eCheck into a paper check and mail it back to create a "late" narrative?

Q4 Did you present that returned check in court as proof of nonpayment?

Q5 Did you authorize a \$500 early-payment threat via your daughter?

Q6 Did you tell the tenant "I have bills to pay right now" while demanding funds?

Q7 Did you cause a pickup truck confrontation and drone surveillance?

Q8 Did you submit a 13-month lease when a 12-month was in force?

Q9 Did you portray tenants as "new applicants" despite "paid into the third year" text?

Q10 Did you pursue a 3-day eviction knowing elder/disabled status?

Q11 Did you proceed immediately after mold complaints?

Q12 Did you retain a deposit exceeding \$5,000 without accounting?

Q13 Did you keep the \$350 overpayment for the dishwasher?

Q14 Did you re-list at \$7,500 right after eviction?

Q15 Did you or affiliates remove exterior camera prior to eviction?

Q16 Did you mislead your attorney about payment status?

Q17 Did you authorize filings under Berkshire branding to imply agency?

Q18 Do you admit the pattern meets RICO (mail/wire/extortion/forgery/perjury)?

Q19 Did you coordinate with Hanson Le to conceal payments and agent status?

Q20 Did you induce Silverstein to submit false pleadings?

Q21 Did you suppress Surf City mold findings while alleging pet damage?

Q22 Did you ignore DocuSign metadata proving continuity to May 2024?

Q23 Did you obstruct USPS tracking/notice by mail-back ploy?

Q24 Did you reject immediate Wells Fargo meet-up to transfer funds (good faith offer)?

Q25 Do you concede the objective: erase tenancy history, seize deposit, raise rent?

Hanson Le

DA RICO Examination — Q&A Packet (C7/C8)

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Collapse all

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Export answers

Berkshire (Entity)

Phat Tran

Hanson Le

Anna Ly

Silverstein

Hanson Le (Agent)

Predicates: wire/mail fraud, forgery, trust-fund violations

Licensure: B&P §10145 / §10148 duties

Q1

Did you receive rent “for Berkshire” and text that you transferred the money?

Q2

Did you resign via text saying you no longer represented either party?

Q3

Did you continue to appear in contract streams after resignation?

Q4

Q5

Q6

Q7

Q8

Q9

Q10

Q11

Q12

Q13

Q14

Q15

Q16

Q17

Q18

Q19

Q20

Q21

Q22

Q23

Q24

Q25

Anna Ly

DA RICO Examination — Q&A Packet (C7/C8)

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Expand all

Collapse all

Clear all answers

Export answers

Berkshire (Entity)

Phat Tran

Hanson Le

Anna Ly

Silverstein

Anna Ly (Listing / Extensions)

- Predicates: false ads, extortion, conspiracy
- Tie-ins: DocuSign continuity, mold timeline

- Q1

Did you advertise pets/washer-dryer/ocean view knowing inaccuracies?
- Q2
- Did you confirm the lease was active to May 2024?

Q3

Q4

Q5

Q6

Q7

Q8

Q9

Q10

Q11

Q12

Q13

Q14

Q15

Q16

Q17

Q18

Q19

Q20

Q21

Q22

Q23

Q24

Q25

DA RICO Examination — Q&A Packet (C7/C8)

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Collapse all

Clear all answers

Export answers

Berkshire (Entity)

Phat Tran

Hanson Le

Anna Ly

Silverstein

Steven D. Silverstein (Attorney)

- Predicates: false evidence, perjury facilitation, extortion

RICO conspiracy via litigation abuse

- Q1

Did you file a 3-day notice despite proofs of tender?

Q2

Did you use a returned check exhibit knowing it reflected manufactured nonpayment?
- Q3

Did you send or endorse a \$20,000 threat tied to credit damage?

Q4

Did you rely on counterfeit Berkshire branding to imply agency or authority?
- Q5

Did you ignore DocuSign metadata showing validity to May 2024?

Q6

Did you portray long-term tenants as “30-day” occupants in pleadings?
- Q7

Did you suppress resignation texts showing no agent of record?

Q8

Did you disregard Surf City mold evidence while asserting pet damage?
- Q9

Did you misstate deposit accounting and tender under Civ. Code §§1500–1504?

Q10

Did you coordinate mail-back of July check to generate “late” status?
- Q11

Did you fail to disclose conflicts with Berkshire affiliates to the court?

Q12

Did you profit via fees from a fraudulent eviction?
- Q13

Did you omit elder/disabled status in your filings?

Q14

Did you misrepresent payment method (eCheck vs. paper) to confuse tender?
- Q15

Did you ignore immediate Wells Fargo transfer offer from tenant?

Q16

Did you adopt the “new applicant” narrative despite E1/E2/E26?
- Q17

Did you downplay or omit the Home Depot dishwasher proof of performance?

Q18

Did you mislead the court about “no pet damage” photos?
- Q19

Did you present filings implying Berkshire was a party when it was not?

Q20

Did you ignore certified/registered notices to DA/BHHS/PD when certifying facts?
- Q21

Do you admit litigation tactics furthered a racketeering enterprise?

Q22

Did you fail to inform the court that Hanson Le had resigned pre-litigation?
- Q23

Did you withhold city attorney contacts and Surf City notices from your exhibits?

Q24

Did you continue after being shown “Hanson has the check” texts?
- Q25

Do you concede these acts satisfy mail/wire/perjury predicates for RICO?

DA RICO Examination — Q&A Packet (C7/C8)

125 prosecutorial questions across 5 actors • Each item includes statutes, precedent, penalties, and restitution ranges. Local-only autosave; export to JSON for record.

Berkshire Hathaway (Entity: Legal • Ethos • Huntington Beach)

• RICO pattern: mail/wire + forgery + extortion + retaliation

• Global civil exposure: \$4.5M–\$7.5M+ (treble + punitive)

- | | |
|---|---|
| Q1 Did Berkshire receive certified mailings with a cashier's check and allow interception/concealment? | Q2 Did Berkshire permit DocuSign lease variants (12 vs. 13 months) to circulate for profit? |
| Q3 Did franchisees divert rent into private bank accounts under Berkshire branding? | Q4 Did Berkshire allow a forged 13-month lease to be filed despite a 12-month extension? |
| Q5 Were counterfeit Berkshire seals/branding used in court filings with your knowledge? | Q6 Did counsel submit statements that July rent was unpaid contradicting your records? |
| Q7 Did Berkshire affiliates or counsel demand \$20,000 to avoid credit damage? | Q8 Was a 3-day notice issued after tender and acknowledgment of payment? |
| Q9 Did Berkshire condone intimidation (truck on lawn) and drone surveillance? | Q10 Did Berkshire ignore elder/disabled status while proceeding with eviction? |
| Q11 Did Berkshire dismiss ADA/FEHA retaliation risks after mold complaints? | Q12 Did Berkshire deny responsibility (E15) while franchises operated unlicensed? |
| Q13 Did Berkshire receive FedEx and certified packages and fail to act? | Q14 Did staff tell victims "we only sell franchises," concealing predicates from regulators? |
| Q15 Were resignation texts (no agent of record) suppressed from the court? | Q16 Was Berkshire's brand exploited to mislead the court about agency? |
| Q17 Was the unit re-listed at \$7,500 after eviction under Berkshire branding? | Q18 Did Berkshire fail to investigate mail fraud after USPS/DA notice? |
| Q19 Did HB office ignore ethics (E68) while allowing off-book trust handling? | Q20 Did Ethos fail to return tenant funds despite fiduciary duties? |
| Q21 Did Berkshire ratify misconduct by failing to terminate despite early notice? | Q22 Did Berkshire aid and abet mail/wire fraud by persistent inaction? |
| Q23 Did Berkshire profit from franchise fees while tenants were defrauded? | Q24 Do you admit denial-in-letter + continued profits made Berkshire part of the enterprise? |

Need help [email me](#)





