

False on its face two different people. PHAT KY TRAN has contract. Why put money in this guys private account. So who is PHAT LK TRAN?

From: michael gasio (gasio77@yahoo.com)

To: srandell@hbpd.org; hnguyen2@fbi.gov; kyphat@yahoo.com; helderppinheiro@gmail.com; aelkins@gmail.com

Date: Thursday, August 28, 2025 at 08:55 PM PDT

Just wondering who is keeping up.

**AKA:** Alias, Nicknames, alternate spellings, married and/or maiden names for Phat Tran in Irvine, CA.

Phat Luuky Dr Tran • Phat Lk Tran • Phat K Tran • Phat Tran • Phat L K-tran • Phat L Ktran • Phat Lk Tran • Phat T He

----- Forwarded Message -----

**From:** michael gasio <gasio77@yahoo.com>

**To:** hnguyen2@fbi.gov <hnguyen2@fbi.gov>; losangeles@fbi.gov <losangeles@fbi.gov>; Shawn Randell <srandell@hbpd.org>; moral.character@calbar.ca.gov <moral.character@calbar.ca.gov>; dre.commissioner@dre.ca.gov <dre.commissioner@dre.ca.gov>; Phat Tran <kyphat@yahoo.com>; ktla@ktla.com <ktla@ktla.com>

**Cc:** Andrew Elkins <aelkins@gmail.com>; Helder Pinheiro <helderppinheiro@gmail.com>; legal@hsfranchise.com <legal@hsfranchise.com>; clerk@stevensilverstein.com <clerk@stevensilverstein.com>; Real Estate Fraud Complaints <realestatefraudcomplaints@sdca.org>; piu@doj.ca.gov <piu@doj.ca.gov>; evictions@stevensilverstein.com <evictions@stevensilverstein.com>; richardrosiak@yahoo.com <richardrosiak@yahoo.com>; criminal.fraud@usdoj.gov <criminal.fraud@usdoj.gov>; tom.nguyen@dre.ca.gov <tom.nguyen@dre.ca.gov>; hotline@hudoig.gov <hotline@hudoig.gov>; crm.fraud@usdoj.gov <crm.fraud@usdoj.gov>; evictions@stevensilverstein.com <evictions@stevensilverstein.com>; local@ocregister.com <local@ocregister.com>; Cc: <ocda@orangecountyda.org>

**Sent:** Thursday, August 28, 2025 at 08:47:36 PM PDT

**Subject:** You know better "king of evictions" one of three only noticed. not going to hold up in review.

<https://www.youtube.com/@mrevictionlaw>



# Superior Court of California

## County of Orange

Tracking No.: 2025-195

August 14, 2025

Michael Gasio  
9432 Pier Drive  
Huntington Beach, Ca 92646

*Re: Your letter of Thursday, August 14, 2025*

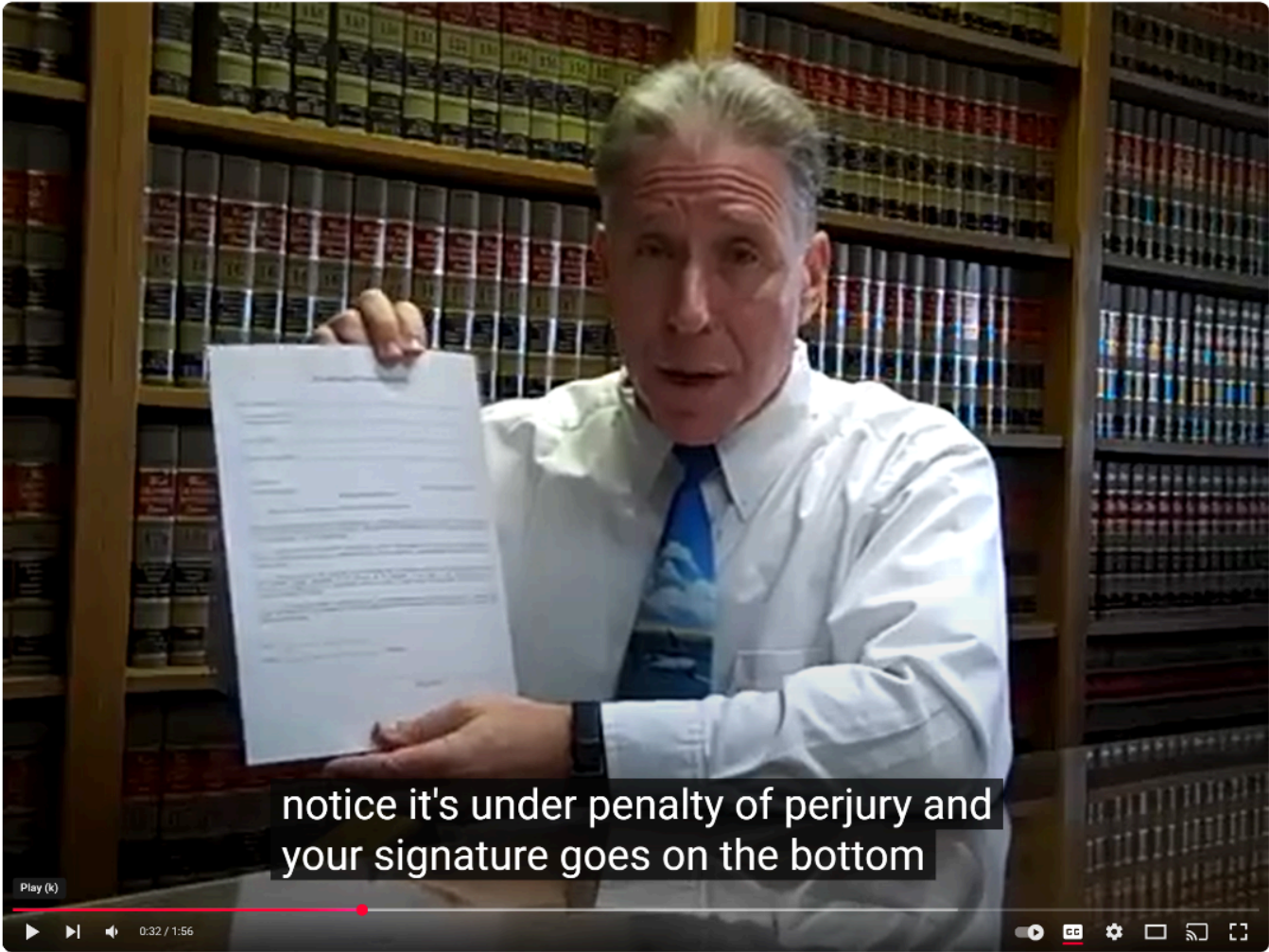
Dear Mr./Ms. Michael Gasio

I am in receipt of your letter of August 14, 2025. The concerns expressed in your letter are under review. Complaints such as yours are reviewed and investigated according to procedures outlined by the California Rules of Court and taken seriously. Pursuant to these procedures and based upon the issues you have raised, I have authorized a review and preliminary investigation into the matters described in your letter. To the extent reasonably possible, you should receive a letter informing you of the outcome of that investigation within 90 days. Thank you for bringing this matter to our attention.

Very truly yours,

A handwritten signature in cursive script that reads "Maria D. Hernandez".

Maria D. Hernandez



Service of 3 Day Notice, as explained by Steven D. Silverstein, Eviction Lawyer



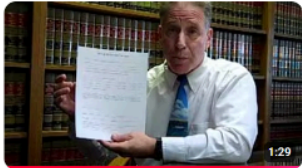
**mrevictionlaw**

@mrevictionlaw • 300 subscribers • 5 videos

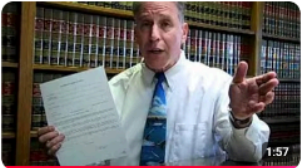
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WELLS FARGO

Q

Sign Off

Welcome, MICHAEL

Wells Fargo Premier

Accounts

Brokerage

Transfer & Pay

Plan & Learn

Security & Support

Account Summary

Switch Account

Print

Date	Description	Deposits/Credits	Withdrawals/Debits
Pending Transactions			
No pending transactions meet your search criteria. Please try again.			
Posted Transactions			
06/28/24	WT SEQ239798 PHAT L TRAN /BNF=Phat Tran SRF# OW00004652829145 TRN#240628239798 RFB# OW00004652829145		\$5,350.00
04/19/24	WT SEQ140387 PHAT L TRAN /BNF=Phat Tran SRF# OW00004382456864 TRN#240419140387 RFB# OW00004382456864		\$5,000.00
03/20/24	WT SEQ#89675 PHAT L TRAN /BNF=Phat Tran SRF# OW00004277751179 TRN#240320089675 RFB# OW00004277751179		\$5,000.00
02/20/24	WT SEQ165518 PHAT L TRAN /BNF=Phat Tran SRF# OW00004175945596 TRN#240220165518 RFB# OW00004175945596		\$5,000.00
01/22/24	WT SEQ#76609 PHAT L TRAN /BNF=Phat Tran SRF# OW00004067477330 TRN#240122076609 RFB# OW00004067477330		\$5,000.00
12/19/23	WT SEQ#76628 PHAT L TRAN /BNF=Phat Tran SRF# OW00003959774782 TRN#231219076628 RFB# OW00003959774782		\$5,000.00
11/20/23	WT SEQ100278 PHAT L TRAN /BNF=Phat Tran SRF# OW00003856699927 TRN#231120100278 RFB# OW00003856699927		\$5,000.00
10/20/23	WT SEQ#60263 PHAT L TRAN /BNF=Phat Tran SRF# OW00003749595672 TRN#231020060263 RFB# OW00003749595672		\$5,000.00
09/20/23	WT SEQ#64077 PHAT L TRAN /BNF=Phat Tran SRF# OW00003645944872 TRN#230920064077 RFB# OW00003645944872		\$5,000.00
08/18/23	WT SEQ164891 PHAT L TRAN /BNF=Phat Tran SRF# OW00003536112847 TRN#230818164891 RFB# OW00003536112847		\$5,000.00
07/20/23	WT SEQ#22795 PHAT L TRAN /BNF=Phat Tran SRF# OW00003437296642 TRN#230720022795 RFB# OW00003437296642		\$5,000.00
06/20/23	WT SEQ201747 PHAT L TRAN /BNF=Phat Tran SRF# OW00003342316341 TRN#230620201747 RFB# OW00003342316341		\$5,000.00
05/22/23	WT SEQ#72227 PHAT L TRAN /BNF=Phat Tran SRF# OW00003243347867 TRN#230522072227 RFB# OW00003243347867		\$5,000.00
03/20/23	WT SEQ111061 PHAT L TRAN /BNF=Phat Tran SRF# OW00003051071533 TRN#230320111061 RFB# OW00003051071533		\$5,000.00
02/27/23	WT SEQ#29091 PHAT L TRAN /BNF=Phat Tran SRF# OW00002979347101 TRN#230227029091 RFB# OW00002979347101		\$5,000.00
01/23/23	WT SEQ#64628 PHAT L TRAN /BNF=Phat Tran SRF# OW00002882515680 TRN#230123064628 RFB# OW00002882515680		\$5,000.00

Authentisign ID: 46CC8725-F703-EF11-96F5-6045BDD68161



# RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT

(C.A.R. Form RLMM, Revised 12/23)

Date 04/26/2024, Michael Andrew Gasio, Yulia Gasio ("Tenant")  
and Phat Ky Tran Rental Property Owner ("RPO"), Authorized  
Broker or Agent, or Property Manager ("Housing Provider"), agree as follows ("Agreement"):

## 1. PROPERTY:

- A. Housing Provider rents to Tenant and Tenant rents from Housing Provider, the real property and improvements described as:  
19235 Brynn Ct, Huntington Beach, CA 92648 ("Premises").
- B. The Premises are for the sole use as a personal residence by the following named person(s) only: Michael Andrew Gasio, Yulia Gasio and Tetyana Zvyagintseva only.  
Any person in the Premises, other than those listed in this paragraph are considered guests. Guests are not permitted to stay more than 14 (or ☐ ) days without Housing Provider's written consent.
- C. The following personal property, maintained pursuant to **paragraph 11**, is included: \_\_\_\_\_  
or ☐ (if checked) the personal property on the attached addendum is included.
- D. The Premises may be subject to a local rent or eviction control ordinance, or both.

2. **TERM:** The term begins on (date) 06/01/2024 ("Commencement Date"). If Tenant has not paid all amounts then due; (i) Tenant has no right to possession or keys to the premises and; (ii) this Agreement is voidable at the option of Housing Provider, 2 calendar days after giving Tenant a Notice to Pay (C.A.R. Form PPN). Notice may be delivered to Tenant (i) in person; (ii) by mail to Tenant's last known address; or (iii) by email, if provided in Tenant's application or previously used by Tenant to communicate with Housing Provider or its agent. If Housing Provider elects to void the lease, Housing Provider shall refund to Tenant all rent and security deposit paid.

(Check A or B):

- ☐ A. **Month-to-Month:** This Agreement continues from the commencement date as a month-to-month tenancy. Tenant may terminate the tenancy by giving written notice at least 30 days prior to the intended termination date. Tenant shall be responsible for paying rent through the termination date even if moving out early. Housing Provider may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date.
- ☒ B. **Lease:** This Agreement shall terminate on (date) 06/30/2025 at 11 ☒ AM/ ☐ PM. Tenant shall vacate the Premises upon termination of the Agreement, unless: (i) Housing Provider and Tenant have extended this Agreement in writing or signed a new agreement; (ii) mandated by any rent increase cap or just cause eviction control under any state or local law; or (iii) Housing Provider accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate as specified in **paragraph 2A**. Rent shall be at a rate agreed to by Housing Provider and Tenant, or as allowed by law. All other terms and conditions of this Agreement shall remain in full force and effect.

3. **RENT:** "Rent" shall mean all monetary obligations of Tenant to Housing Provider under the terms of the Agreement, except security deposit.

- A. Tenant agrees to pay \$5,350.00 per month for the term of the Agreement.
- B. Rent is payable in advance on the 1st (or ☐ ) day of each calendar month, and is delinquent on the next day.
- C. If Commencement Date falls on any day other than the day Rent is payable under **paragraph 3B**, and Tenant has paid one full month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated and Tenant shall pay 1/30th of the monthly rent per day for each day remaining in the prorated second month.

## D. PAYMENT:

- (1) Rent shall be paid by ☐ personal check, ☐ money order, ☐ cashier's check, made payable to \_\_\_\_\_, ☐ wire/electronic payment to \_\_\_\_\_, or ☒ other **DIRECT DEPOSIT**. Payment via electronic apps such as PayPal or Venmo will not ☐ (will) be accepted.
- (2) Rent shall be delivered to (name) BANK: WELLS FARGO, NAME: HANSON LE, ACCOUNT #: 3312943297  
(whose phone number is) \_\_\_\_\_ at (address) \_\_\_\_\_  
(or at any other location subsequently specified by Housing Provider in writing to Tenant) (and ☐ if checked, rent may be paid personally, between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the following days \_\_\_\_\_).
- (3) If any payment is returned for non-sufficient funds ("NSF") or because tenant stops payment, then, after that: (i) Housing Provider may, in writing, require Tenant to pay Rent in cash for three months and (ii) all future Rent shall be paid by ☐ money order, or ☐ cashier's check.

- E. Rent payments received by Housing Provider shall be applied to the earliest amount(s) due or past due.

## 4. SECURITY DEPOSIT:

- A. Tenant agrees to pay \$5,000.00 as a security deposit. Security deposit will be ☐ transferred to and held by the Owner of the Premises, or ☐ held in Owner's Broker's trust account.
- B. All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent (which includes Late Charges, NSF fees or other sums due); (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest, invitee or licensee of Tenant; (iii) clean Premises, if necessary, upon termination of the tenancy; and (iv) replace or return personal property or appurtenances. **SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT.** If all or any portion of the security deposit is used during the tenancy, Tenant agrees to reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 21 days after Tenant vacates the Premises, Housing Provider shall: (1) furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition and supporting documentation as required by California Civil Code § 1950.5(g); and (2) return any remaining portion of the security deposit to Tenant.
- C. **Security deposit will not be returned until all Tenants have vacated the Premises and all keys returned. Any security deposit returned by check shall be made out to all Tenants named on this Agreement, or as subsequently modified.**

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RLMM REVISED 12/23 (PAGE 1 OF 9)

Tenant's Initials

MG

YG

Housing Providers Initials

PKT



## RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (RLMM PAGE 1 OF 9)

Berkshire Hathaway HomeServices California Properties, 18000 Studebaker Rd, Ste 600 Huntington Beach CA 90703  
Hanson Le

Phone: 7145549989 Fax: \_\_\_\_\_  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwof.com](http://www.lwof.com)

PHAT TRAN

Authentisign ID: 46CC8725-F703-EF11-96F5-6045BDD68161

Premises: 19235 Brynn Ct, Huntington Beach, CA 92648

Date: 04/26/2024

- D. No interest will be paid on security deposit unless required by local law.

- E. If the security deposit is held by Owner, Tenant agrees not to hold Broker responsible for its return. If the security deposit is held in

5. **MOVE-IN COSTS RECEIVED/DUE:** Move-in funds shall be paid by ☐ personal check, ☐ money order, ☐ cashier's check, or ☐ wire/electronic payment.

Category	Total Due	Payment Received	Balance Due	Due Date	Payable To
Rent from <u>06/01/2024</u> to <u>06/30/2024</u> (date)	\$5,350.00		\$5,350.00	06/01/2024	Hanson Le
*Security Deposit	\$5,000.00	\$5,000.00			Owner
Other <u>Keys&amp;garage opener</u>	\$375.00	\$375.00			Owner
Other <u>Pets deposit</u>	\$1,000.00	\$1,000.00			Owner
Total	\$11,725.00	\$6,375.00	\$5,350.00		Owner

APPLICATION TO RENT OR LEASE

APPLICANT: Each Applicant over the age of 18 must complete this application form.

First Name, Last Name: Esteban Zepherian Date of Birth: 02-26-1997 Social Security #: 063 100 667 Please Print

Other Names Used in the Last 10 Years: None No. of Pages: 1 Email Address:

ADDITIONAL OCCUPANTS (List persons who will live with you):

First Name, Last Name: Michael Bond Relationship to Applicant: Son

First Name, Last Name: Yara Yehia Relationship to Applicant: Daughter

EMPLOYMENT

Current Employment: Employer: CSULB Address: 1250 Bellflower Blvd Employer Phone: 562 975 4111 Job Title: Prod Model Name of Supervisor: Jose Elvira Dates of Employment: From: 2024 To: Present Income Per Month: \$ 100

Previous Employment: Employer: theoria Address:  Employer Phone:  Job Title:  Name of Supervisor:  Dates of Employment: From:  To:  Income Per Month: \$

RESIDENCE

Current Residence: Street Address: 18235 Bignon Ct City: Huntington Beach State & Zip: CA 92648 Dates of Stay: 4-22-2024 to 4-21-2025 Owner/Manager: OWNED Phone Number: 714 721 1000 Reason For Leaving: OWNER WANTED Last Rent Paid: \$ 5000

Previous Residence: Street Address: 18072 Featherstone City: Huntington Beach State & Zip: CA 92648 Dates of Stay: 4-21-2024 to 4-20-2024 Owner/Manager: OWNED Phone Number: 714 721 1000 Reason For Leaving: OWNER WANTED Last Rent Paid: \$ 5000

PERSONAL REFERENCES

In Case of Emergency, Notify: Yara Yehia Address/City:  Phone: 562 975 4111 Relationship: Daughter

Close Friend: Michael Bond Address/City:  Phone:  Relationship:

Recent Relative Living Elsewhere:  Address/City:  Phone:  Relationship:

APPLICATION TO RENT OR LEASE

APPLICANT: Each Applicant over the age of 18 must complete this application form.

First Name, Last Name: Michael Bond Date of Birth: 01-19-1993 Social Security #: 68 533 183 Please Print

Other Names Used in the Last 10 Years: None No. of Pages: 1 Email Address:

ADDITIONAL OCCUPANTS (List persons who will live with you):

First Name, Last Name: Michael Bond Relationship to Applicant: Husband

First Name, Last Name: Yara Yehia Relationship to Applicant: Daughter

EMPLOYMENT

Current Employment: Employer: CSULB Address: 1250 Bellflower Blvd, LB Employer Phone: 562 975 4111 Job Title: Production of Prod Name of Supervisor: Jose Elvira Dates of Employment: From: 2024 To: Present Income Per Month: \$ 6000

Previous Employment: Employer: Grand Valley Community College Prod Address: 905 N Red Ave, Redding Employer Phone: 530 489 8900 Job Title: Production of Prod Name of Supervisor: Daniel Collins Dates of Employment: From: 2015 To: 2016 Income Per Month: \$ 1500

RESIDENCE

Current Residence: Street Address: 18235 Bignon Ct City: Huntington Beach State & Zip: CA 92648 Dates of Stay: 4-22-2024 to 4-21-2025 Owner/Manager: OWNED Phone Number: 714 721 1000 Reason For Leaving: OWNER WANTED Last Rent Paid: \$ 5000

Previous Residence: Street Address: 18072 Featherstone City: Huntington Beach State & Zip: CA 92648 Dates of Stay: 4-21-2024 to 4-20-2024 Owner/Manager: OWNED Phone Number: 714 721 1000 Reason For Leaving: OWNER WANTED Last Rent Paid: \$ 5000

PERSONAL REFERENCES

In Case of Emergency, Notify: Yara Yehia Address/City:  Phone: 562 975 4111 Relationship: Daughter

Close Friend: Michael Bond Address/City:  Phone:  Relationship:

Recent Relative Living Elsewhere:  Address/City:  Phone:  Relationship:

3 DAY

## NOTICE TO PAY RENT OR QUIT

TO: MICHAEL GASIO ; DOES 1 TO 5LOCATED AT: 19235 BRYNN COURT, HUNTINGTON BEACH, CA 92648

WITHIN THREE (3) DAYS, excluding Saturday, Sunday, and court holidays, after the service on you of this notice, you are hereby required to pay the rent of the premises described above of which you now hold possession, amounting in the sum of: (\$5,350.00) enumerated as follows:

\$5,350.00 Due on June 1<sup>st</sup>, 2024 for the period of June 1<sup>st</sup>, 2024 to June 30<sup>th</sup>, 2024

OR DELIVER UP THE POSSESSION OF THE PREMISES.

YOU ARE FURTHER NOTIFIED THAT IF YOU DO NOT COMPLY WITH EITHER OF THE ABOVE, the undersigned does hereby elect to declare the forfeiture of your lease or under which you hold possession of the above-described premises and lessor will institute legal proceedings to recover rent and possession of said premises.

THIS IS FURTHER NOTICE THAT DELIVERY OF POSSESSION OF THE PREMISES, OR THE PAYMENT OF THE AMOUNTS DEMANDED IN THIS NOTICE, MUST BE PAYABLE AS INDICATED AND DELIVERED TO THE PERSON INDICATED AS FOLLOWS.

DATED: 6/21/2024

MAKE RENT PAYABLE TO: PHAT TRAN c/o WELLS FARGO BANK ACCT #1005959166

DELIVER RENT TO: WELLS FARGO BANK

MAKE THE PAYMENT AT THIS ADDRESS: 19840 BEACH BLVD., HUNTINGTON BEACH, CA

92648

PAYMENT DAYS AND HOURS: MONDAY THROUGH FRIDAY 9:00 AM – 5:00 PM; SATURDAY

9:00 AM – 2:00 PM

PHONE NUMBER: (714)390-2044

PHAT L.K. TRAN

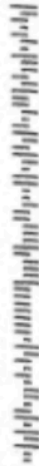
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SUPERIOR COURT OF CALIFORNIA  
ORANGE COUNTY  
700 W. CIVIC CENTER DRIVE  
SANTA ANA, CA 92701

527, CNE30, 877837, S1

MICHAEL GASIO  
19235 BRYNN COURT  
HUNTINGTON BEACH, CALIFORNIA 92648

AUTO CTW-NP1 92648



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**PAID**  
DFS

SUPERIOR COURT OF CALIFORNIA  
ORANGE COUNTY  
700 W. CIVIC CENTER DRIVE  
SANTA ANA, CA 92701

526, CNE30, 877837, S1

ALL OCCUPANTS  
19235 BRYNN COURT  
HUNTINGTON BEACH, CALIFORNIA 92648

AUTO CTW-NP1 92648







