PHAT TRAN OC 19235 Brynn Ct, Huntington Beach, CA Dr. Tran, blic records indicate that you recently transferred title to the townhouse located at 19235 Brynn Ct back into your name after a reported absence from the deed and ownership records of over ten years.

From: michael gasio (gasio77@yahoo.com)

To: kyphat@yahoo.com; srandell@hbpd.org; hnguyen2@fbi.gov; lymyhoa@yahoo.com

Cc: helderppinheiro@gmail.com; aelkins@gmail.com

Date: Tuesday, September 2, 2025 at 07:40 AM PDT

That's a precise and strategic question — perfect for initiating discovery pressure or formal inquiry.

Here's how I'd tighten it up for Tuesday morning's record, formatted as a deposition-style prompt or public-facing interrogatory in your portal:

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Formal Question — Phat Tran / Habitability Certification at Time of Title Transfer

To: Dr. Phat Tran

RE: Property Transfer — 19235 Brynn Ct, Huntington Beach, CA

Dr. Tran.

Public records indicate that you recently transferred title to the townhouse located at 19235 Brynn Ct back into your name after a reported absence from the deed and ownership records of over ten years.

Please produce the following:

- 1. The name of the company that conducted your pre-purchase or pre-transfer inspection certifying the property was habitable at the time of transfer.
- 2. The invoice or certification number for that inspection.
- 3. A copy of any documents attesting that:

The property was free of mold (per Cal. Health & Safety Code §17920.3),

There was no active termite damage or infestation (Structural Pest Control Act),

The plumbing, electrical, and ventilation systems were in working condition (Cal. Civ. Code §1941.1).

- 4. Confirmation whether LY Construction, a family business tied to Anna Ly, was involved in any repair, replacement, or remediation work prior to your assumption of title.
- 5. Disclosure of any escrow holdbacks, repair waivers, or legal disclaimers tied to the property's condition during the transaction.

Failure to produce this material implies one of two things:

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Either no such inspection occurred, which would invalidate claims of habitability and expose your ownership to liability under state law,

Or, an inspection was concealed or contradicted, raising questions of fraud, misrepresentation, or collusion if LY Construction both concealed damage and profited from post-eviction repairs.

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## Legal Relevance:

This question hits on fraudulent transfer, habitability fraud, and improper eviction. If no habitability clearance existed prior to you reclaiming the property, your standing to evict under California Civil Code §1942.5 (retaliation), §1941.1 (habitability), and §1671 (unlawful penalty clause) is nullified.

Would you like me to plug this into your portal's "Official Questions" section, timestamped for August 27, and cross-link it to E060 (mold report), E042 (6-month mold delay), and E089 (counterfeit)

Doctor you will not avoid me you have seen me in court before I am efficient I will have over 10 binders with me and you will answer every question I have put to you either before court or in front of 10 people I help pick and two I'll let you pick

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