

Pattern of Fraud and Racketeering

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Date: Friday, August 22, 2025 at 06:53 AM PDT

Formal Notice of Legal Violations

To: Anna Ly

From: Michael Gasio

1. Misrepresentation of Flooring (Carpet Claim)

You represented to the court that the property contained **carpet flooring** and that I, as tenant, should be charged for its replacement. This was **knowingly false**. The home contained **laminate flooring in the living areas and tile in the kitchen**, not carpet.

This false statement violates:

- **Perjury (Cal. Penal Code §118)** – knowingly providing false testimony to a court. (*People v. Hedgecock* (1990) 51 Cal.3d 395)
- **Fraudulent Misrepresentation (Civ. Code §1710)** – knowingly making false statements with intent to deceive. (*Lazar v. Superior Court* (1996) 12 Cal.4th 631)
- **Unlawful Tenant Charges (Civ. Code §1942.4)** – collecting money through false pretenses. (*Green v. Superior Court* (1974) 10 Cal.3d 616)

Your misrepresentation was **material** because it influenced the court and attempted to extract money under false pretenses.

2. Pattern of Fraud and Racketeering

The carpet misrepresentation is one act in a broader pattern of fraud that includes:

- **Forged or altered leases** circulated under Berkshire Hathaway branding.
- **Concealment and interception of rent payments** tendered in good faith.
- **Fraudulent three-day notices** issued to force eviction despite valid tenancy.

- **False testimony and filings** in court to support unlawful eviction.

These acts together constitute **fraud upon the court** (*In re Marriage of Varner* (1997) 55 Cal.App.4th 128) and **racketeering activity** under 18 U.S.C. §1962 (*Sedima v. Imrex* (1985) 473 U.S. 479).

On **July 3, 2025**, the Huntington Beach Police Department received a **criminal complaint** naming you as part of what I believe is a **criminal racketeering organization**.

3. Property Records and Misrepresentation of Ownership

When we moved in, you stated your father had **just purchased the house** and did not want to buy a washer and dryer. Public records prove otherwise:

- Your father has purchased this property at least **twice**, including through a **real estate investment club transaction**.
- If his first purchase occurred in the 1990s, then your claim of a “recent” purchase was false.

This shows:

1. A pattern of **false statements to induce reliance** (Civ. Code §1710).
 2. Ties to a **structured real estate investment group**, consistent with racketeering allegations.
 3. A motive to **cycle the property for profit** by unlawfully displacing tenants.
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4. Active Investigations

Your actions are under review by:

- **District Attorney** – fraud and perjury.
 - **Department of Justice** – wire and mail fraud.
 - **Department of Real Estate (DRE)** – fiduciary misconduct.
 - **Federal Bureau of Investigation (FBI)** – racketeering and organized fraud.
 - **Huntington Beach Police Department** – received a formal criminal complaint on **July 3, 2025** naming you.
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5. Berkshire Hathaway Liability

You acted under the **Berkshire Hathaway HomeServices** franchise. Hanson Le opened the lease, and you closed it a month later. Under *Perkins v. Blauth* (1912) 163 Cal. 782, a principal is liable for the frauds committed by its agents. Berkshire Hathaway bears responsibility for your conduct.

6. Damages Claimed

As a result of your actions, I am asserting the following damages:

- **Wrongful Rent Losses** – \$90,000 (treble damages for wrongful eviction under Cal. Civ. Code §789.3).
- **Deposit Theft** – \$10,000 (failure to return deposits and false deductions).
- **Forced Relocation Costs** – \$35,000 (loss of studio, downsizing, moving expenses, discarded possessions).
- **Loss of Square Footage / Habitability** – \$30,000 (underpayment for diminished value and unfulfilled lease promises).
- **Medical Damages** – \$40,000 (cardiac stress, panic attacks, documented heart monitoring under medical care).
- **General & Punitive Damages** – \$250,000+ (fraud, concealment, emotional distress).

Total Estimated Exposure: \$455,000+, subject to increase as federal treble damages and RICO penalties are applied.

7. Purpose of Notice

This notice establishes the following:

- Your **false carpet claim** was perjury and fraud.
- Your family's **property ownership misrepresentation** ties you to fraudulent financial motives.
- You are formally linked to a **criminal racketeering complaint filed July 3, 2025**.
- You face **civil damages of \$455,000+** in addition to federal penalties under RICO, wire fraud, and mail fraud statutes.

This is not personal. It is about **law, accountability, and restitution**.

Sincerely,

Michael Gasio

We made the court act like an ATM

Do you want to play a game?