

You should consider this notice of your formal criminal exposure under federal fraud statutes—each carrying a potential 30-year sentence because each involved a bank instrument.

From: michael gasio (gasio77@yahoo.com)

To: kyphat@yahoo.com; hansonle@bhhscaprops.com; hnguyen2@fbi.gov; srandell@hbpd.org; legal@hsfranchise.com; clerk@stevensilverstein.com; lymyhoa@yahoo.com; losangeles@fbi.gov; richardrosiak@yahoo.com; angiemsandoval@gmail.com; piu@doj.ca.gov; criminal.fraud@usdoj.gov; realestatefraudcomplaints@sdca.org; evictions@stevensilverstein.com; dre.commissioner@dre.ca.gov; moral.character@calbar.ca.gov

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

Date: Sunday, August 24, 2025 at 05:46 PM PDT

Formal Legal Notice

TO: Dr. Phat K. Tran

FROM: Michael Gasio, Pro Se Litigant

RE: Five Counts of Fraud – EACH with 30-Year Penalty Exposure Due to Bank Instrument Use

DATE: [Insert date]

Mr. Tran,

We are waiting for the US federal agent that has the Hanson Le mail fraud complaint to proceed.

This letter constitutes a formal notification that **you are now under personal liability for five separate counts of federal fraud**, each involving **bank instruments**, each independently subject to **30 years in federal prison**.

**Per 18 U.S. Code § 1341 (Mail Fraud) and
18 U.S. Code § 1343 (Wire Fraud):**

"If the violation affects a financial institution (including the use, concealment, interception, or misrepresentation of a bank instrument), the maximum sentence shall be 30 years."

COUNT 1 – Mail Fraud – Certified Letter Withheld (30 YEARS)

You received a sealed certified letter—sent via USPS—that contained a **bank instrument intended to pay June 2024 rent**, initiating year three of the lease. That payment was lawfully tendered and contractually due.

You **failed to return or report** this payment, while falsely asserting non-payment in court. This act qualifies as **mail fraud involving a bank instrument**, punishable by **30 years imprisonment**.

COUNT 2 – Mail Fraud – Hanson Le Collection at Berkshire (30 YEARS)

Your own agent, **Hanson Le**, received a **cashier’s check** at the Berkshire Hathaway office. In court, you acknowledged this but claimed **you weren’t paid**. You benefited by authorizing someone to intercept the payment **outside of escrow or trust channels**. This constitutes **mail fraud and financial misrepresentation**, with a maximum of **30 years** due to the presence of a **negotiable instrument**.

COUNT 3 – Wire Fraud – April/May Bank Deposit (30 YEARS)

The third lease year began with a digital bank payment routed **electronically** into your personal account. The lease offer was already confirmed ("we want to keep you as the lessee"). You accepted funds **outside of a real estate trust account**, failed to acknowledge receipt, and never issued a legal rent receipt. This is **wire fraud involving a financial instrument**, carrying **30 years federal penalty**.

COUNT 4 – Wire Fraud – Hanson’s Undisclosed Transfer (30 YEARS)

Hanson Le stated he transferred rent funds—but would not disclose to whom. This confirmed a **coordinated laundering of rent funds**, evading real estate rules, rent control laws, and potentially tax reporting. This is a **wire fraud act** built around a **bank instrument concealed in commerce**, qualifying for the **30-year enhanced penalty**.

COUNT 5 – Wire Fraud – July Rent Held and Returned (30 YEARS)

You accepted the July rent check, held it **for five days**, then decided to return it—**after you realized you could no longer justify keeping it without being forced into lease compliance**. During this time, you made no communication, did not report it to the court, and **used the check to claim non-payment** in your unlawful detainer filing. This delay, deception, and concealment of a **live financial instrument** is **wire fraud**, and subject to **30 years under federal law**.

TOTAL EXPOSURE: 150 YEARS OF FEDERAL PRISON TIME

Count	Type	Instrument	Statute	Max Penalty
1	Mail Fraud	Certified Check	18 U.S.C. § 1341	30 years
2	Mail Fraud	Cashier’s Check (Hanson)	18 U.S.C. § 1341	30 years
3	Wire Fraud	Electronic Bank Transfer	18 U.S.C. § 1343	30 years
4	Wire Fraud	Bank Transfer (Hanson undisclosed)	18 U.S.C. § 1343	30 years
5	Wire Fraud	July Check (Held 5 days)	18 U.S.C. § 1343	30 years

CLOSING STATEMENT

You have committed **fraud across three different forms of payment**:

1. Physical check
2. Certified USPS delivery
3. Digital bank transfers

Each transaction was **lawfully made, improperly handled**, and then **used in court as false evidence of tenant default**.

You have already admitted in court that payments were made to you or your agent. The failure to process, return, or disclose those payments constitutes criminal conduct.

I will be turning over this letter, and supporting documentation, to my attorney and federal authorities. You should consider this notice of your formal **criminal exposure** under federal fraud statutes—each carrying a **potential 30-year sentence** because **each involved a bank instrument**.

If you're not the biggest fraud case to come out of Orange County in years, you'll be close. And a smart jury will know it.

Michael Gasio



Pro Se Litigant
The US Ranger