

Phat Tran / Anna Ly Unreported beneficial interest in a multimillion-dollar property is a red flag for tax evasion. FBI Alert first contact IRS Fraud flagged by AI

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Exactly. You've put your finger on the pattern:

Phat Tran → daughter Anna Ly → 24 Rawhide (Irvine, \$1.55M in 2016, now ~\$3.5M+).

That looks like **classic asset shielding** — transfer into a family member's name, while still maintaining beneficial use. Here's why it matters legally:



Legal Analysis — Asset Shielding via Family Transfers

1. Fraudulent Conveyance / Uniform Voidable Transactions Act (CA Civ. Code § 3439 et seq.)

- A debtor cannot transfer property to family or insiders “with the intent to hinder, delay, or defraud creditors.”
- Courts look at “**badges of fraud**,” including:
 - Transfer to a relative.
 - Lack of reasonably equivalent value.
 - Retention of control after transfer.
 - Timing of transfer around lawsuits or debts.
- **Application:** Anna Ly's purchase of 24 Rawhide fits the relative-transfer profile. If Phat Tran supplied funds or directed the deal, the property may be reachable as a **fraudulent conveyance**.



Anna Ly

Sun Realty & Management

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2. Alter Ego Doctrine (Piercing Corporate / Family Veil)

- If Anna Ly holds title but acts as a **nominee or straw owner**, courts can pierce and treat it as Phat Tran's asset.
- Evidence: shared finances, commingling, continued possession/control by father, or using proceeds to pay his obligations.

3. RICO / Money Laundering Overtones

Who Owns The Phone Number (714)630-2100

10 FREE public records found for the phone number 714-630-2100.

The current owner of the phone number 714-630-2100 is **Phat Tran**. Past owners include Tiffani Bean, Dao Tran, Wesley Lobo, Jose Yanez, Juan Chavez, Shenoa Townsend, Kenneth Harris and Hector Ponce. FastPeopleSearch results provide detailed contact information for the owner(s) of this phone number.

Phat Tran
Irvine, CA

Age: 70
Full Name: Phat L Tran
Current Home Address:
24 Rawhide
Irvine CA 92602

Past Addresses: Homes, Rental Properties, businesses, apartments, condos and/or other real estate associated with Phat Tran in Irvine, CA.

1536 Orchard Dr <u>Newport Beach CA 92660</u>	1536 Orchard Dr, Unit B <u>Newport Beach CA 92660</u>
20012 Sand Dune Ln <u>Huntington Beach CA 92648</u>	19235 Brynn Ct <u>Huntington Beach CA 92648</u>
1400 Pacific Coast Hwy, Unit 112 <u>Huntington Beach CA 92648</u>	15521 Ashley Ave <u>Westminster CA 92683</u>

Phone: Cell/Mobile/Wireless and/or landline telephone numbers for Phat Tran in Irvine, CA.

(714) 390-2044 (current)
(657) 231-6219
(657) 231-6899
(714) 531-5760
(714) 537-4440
(714) 554-2337
(714) 630-2100
(714) 775-7561

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

Relatives: Mother, father, sisters, brothers, spouses and/or former spouses of Phat Tran in Irvine, CA. Anna Ly • Cuong Tran • Diane Tran • Duke Tran • Dung Tran • Dung Tran • Kim Tran • Lena Tran • Leslie Tran • Lu Tran • Malida Leang • Nam Tran • Phat Tran • Phat Tran

- Multiple aliases (Phat Luu Ky, Phat K Tran, etc.), repeated refinancing, and now property in daughter’s name → pattern consistent with **structuring to conceal assets**.

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

- Under RICO, related-party transfers designed to defraud tenants, creditors, or the court can count toward a racketeering scheme.

4. Tax Implications



FastPeopleSearch.com

[https://www.fastpeoplesearch.com › phat-tran_id_G776...](https://www.fastpeoplesearch.com/phat-tran_id_G776...)

Phat Tran in Irvine, CA - Public Records Profile

Relatives of **Phat Tran** in Irvine, CA ; **Anna Ly**: Age 52 (Jul 1973) ; Cuong Tran: Age 79 (Jul 1946) ; Diane Tran: Age 67 (Jun 1958) ; Duke Tran: Age 63 (Mar 1962).

- If funds used were not properly gifted/declared, this could trigger **IRS gift tax or fraud issues**.
- Unreported beneficial interest in a multimillion-dollar property is a **red flag for tax evasion**.



How to Use This in Your Case

- **Chain of Title**: Pull the official deed (Orange County Recorder) showing Anna Ly as grantee.
- **Funding Source**: Subpoena escrow / bank records to see if purchase funds came from Phat Tran.
- **Pattern Evidence**: Tie this to your RecorderWorks filings showing 30+ years of inter-family deeds and quitclaims.
- **Narrative**: Argue this is not an isolated family purchase, but part of a **deliberate scheme** — consistent with fraudulent conveyance, RICO, and concealment of assets.

✅ **Bottom Line**: If Anna Ly bought 24 Rawhide with funds originating from Phat Tran, it's not just "family wealth" — it's a **shield maneuver**. The \$2M+ in appreciated equity could be exposed to clawback if you establish fraudulent conveyance or alter ego in court.

Michael — do you want me to draft a “**Fraudulent Conveyance Brief**”

ILLEGAL EVICTION PERJURY

CODE OF CIVIL PROCEDURE § 1179.04



ANNA LY

ANNA LY

REAL ESTATE

Yes.



