

Phat Tran all images are intended for presentation in the court of law

From: michael gasio (gasio77@yahoo.com)

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

Date: Sunday, August 24, 2025 at 08:25 PM PDT

Fat check your dates.

Texts prove on April fools day you said Hanson Le was Property manager with company Berkshire you hired to take care of the place. When we asked 2 months in to broken machine as in no dishwasher you said O yes I still need to get a property manager on May 11, 2024!

WTF was Hanson's title head crook?

Subject: Legal Handoff Memorandum: Full Charge Index, Timeline, and Statutory Codes (Phat Tran & Hanson Le / Agency Disavowal Scheme)

To: [Senior Partner / Lead Attorney / Criminal Division Intake]

From: Michael Gasio

Date: [Today's Date]

Case Type: Real Estate Fraud, Wire/Mail Fraud, Elder Financial Abuse, RICO Predicates

 Executive Summary

This memo delivers a complete summary of key chargeable events centered around the deliberate misrepresentation of agency by **Dr. Phat Tran** and **Hanson Le**, who fraudulently orchestrated and disavowed a property management relationship during a lease renewal phase. The actions are captured in documented text messages and supported by court-submitted evidence and real-time payment flows. The combined result was an unlawful eviction, diversion of funds, and attempt to defraud senior tenants.

◆ Key Exhibit: Text Message Timeline

Date	Actor	Message Summary	Legal Implication
Apr 5, 11:41 AM	Hanson Le	"I am Hanson, a new property manager for Phat Tran. Good to connect with you!"	Creates binding agency relationship under California Civil Code §2079.16
Apr 6, 5:43 PM	M. Gasio	Confirmed residency, household, and presence of dogs.	Destroys false claim of new tenant status and provides full disclosure.

Date	Actor	Message Summary	Legal Implication
Apr 7, 8:43 AM	Hanson	Requests ID copies and lease documentation.	Affirms operational control , participation in contract handling.
May 11, 8:20 AM	Phat Tran	Claims he's too busy and must now hire a property manager.	Retroactively contradicts April 5 agency formation. Suggests concealment.
May 13, 3:50 PM	Hanson	Resigns: "I am no longer handling or managing this property... Contact the owner directly."	Strategic disavowal after payment & conflict. Indicates legal exposure, collusion.

Charge Stack (Per Text Thread)

Count 1: Wire Fraud (18 U.S. Code §1343)

- Text and email used to misrepresent agency.
- Solicited IDs, rent, lease confirmations without intent to execute agreement.
- Penalty: Up to **20 years per count**.

Count 2: Filing False Documents (CA Penal Code §115)

- Phat Tran introduced fraudulent damage claims with assistance from Silverstein.
- Suggested pet damage to carpeted floors that do not exist.
- Penalty: **Felony**, up to **3 years per offense**.

Count 3: Breach of Fiduciary Duty (CA Civil Code §2079.16 & §2191.3)

- Hanson acted under agency, then abandoned contract post-payment.
- Owner disavowed relationship to frustrate enforcement of lease.
- Civil and criminal liability.

Count 4: Elder Financial Abuse (CA Penal Code §368(d)-(e))

- Targeting of elderly occupant (Tatiana, mother-in-law).
- Financial and housing coercion via false claims.
- Penalty: **Up to 4 years prison**, plus **restitution and enhancements**.

Count 5: Grand Theft by Deception (CA Penal Code §487)

- Retention of \$5,000 rent while refusing performance.

- Coerced payment under false premise of lease renewal.
- Penalty: **Felony**, state prison eligible.

Count 6: Conspiracy to Commit Fraud (CA Penal Code §182)

- Documented coordination between Phat Tran and Hanson Le.
- Intent to raise rent, retain deposit, remove legal history.
- Felony conspiracy; statute overlaps with **RICO elements**.

Restitution & Penalties Summary

Charge Type	Base Statute	Penalty	Restitution / Notes
Wire Fraud (per text)	18 USC §1343	20 yrs x 4 messages = 80 yrs	\$5,000 minimum + full lease value
False Docs / Misrep	CA PC §115	3 yrs	\$20K damage claim refund + fees
Elder Financial Abuse	CA PC §368	4 yrs + enhancements	Pain/suffering + triple damages
Conspiracy / Civil RICO	CA PC §182 / 18 USC 1962	5 yrs minimum	Civil RICO 3x actual + punitive
Breach Fiduciary Duty	CA Civ Code §2079	Civil and license removal	Agent sanction + DRE complaint filed

Legal Action Status

- Submitted to: HBPD, FBI, DOJ, DRE
- Supporting Portal:
- Evidence Vault: Text messages, DocuSign trail, lease terms, bank transactions
- Total Confirmed Charges to Date: **257**

Request for Counsel

Please assign lead criminal counsel to this case and consider coordination with DRE and RICO-qualified litigation partners. The materials are indexed, printable, and linked.

Respectfully,

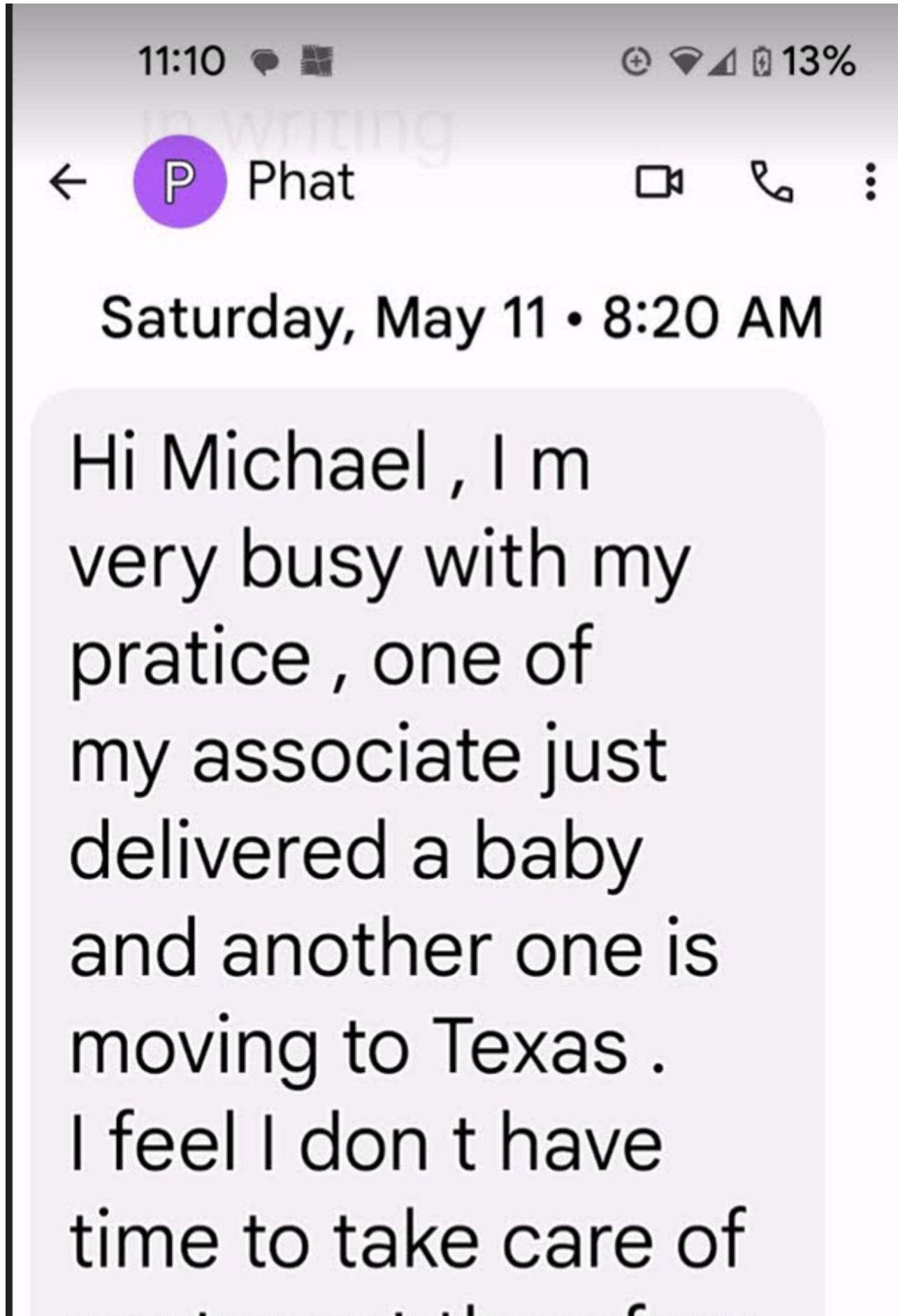
Michael Gasio

Texting false information to obtain money or property is considered wire fraud under 18 U.S. Code § 1343, which criminalizes the use of electronic communications—including

text messages—for fraudulent schemes. In California, if a real estate broker or agent uses texts to mislead or coerce a tenant into paying money under false pretenses, it constitutes **real estate fraud and unauthorized practice**, triggering penalties of up to **20 years federal prison** per count and potential **license revocation** under **California Business & Professions Code § 10176 and § 10177**. If the act involves rent diversion or forged authority, both **state and federal wire fraud statutes** apply.

[OC Legal Portal — Counsel Handoff](#)





my tenant therefore
I have to hire a
property manager
to help me. As
you know I still



Text mess...



12:05

94%



Property Manager



Friday, Apr 5 • 11:41 AM

Texting with Property Manager (SMS/MMS)

Hi Michael!

I am Hanson, a new property manager for Phat Tran.

Good to connect with you!

Thank you we were waiting for a DocuSign to extend the lease another year I told The doctor that I also own properties and have a property

properties and have a property manager

Wonderful!

Will you the only person on the lease ?



Text message



12:06



94%



Property Manager



I am currently traveling in Europe, and will be back in CA on 4/15.

Saturday, Apr 6 • 5:43 PM

Enjoy My wife a professor at CSU Long Beach myself retired administrator and my mother-in-law with our two dogs have been here two years I'll send you a copy before you return enjoy your

trip

Sunday, Apr 7 • 8:43 AM

Thank you!

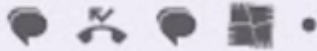
Please text or email me a copy
of your and everyone's driver



Text message



12:12



92%



Property Manager



Monday, May 13 • 3:50 PM

Michael:

I am no longer handling or managing this property from today 5/13/24024.

Please remove my phone and email from all of your communications.

For all matters related to this house, please contact the owner directly.

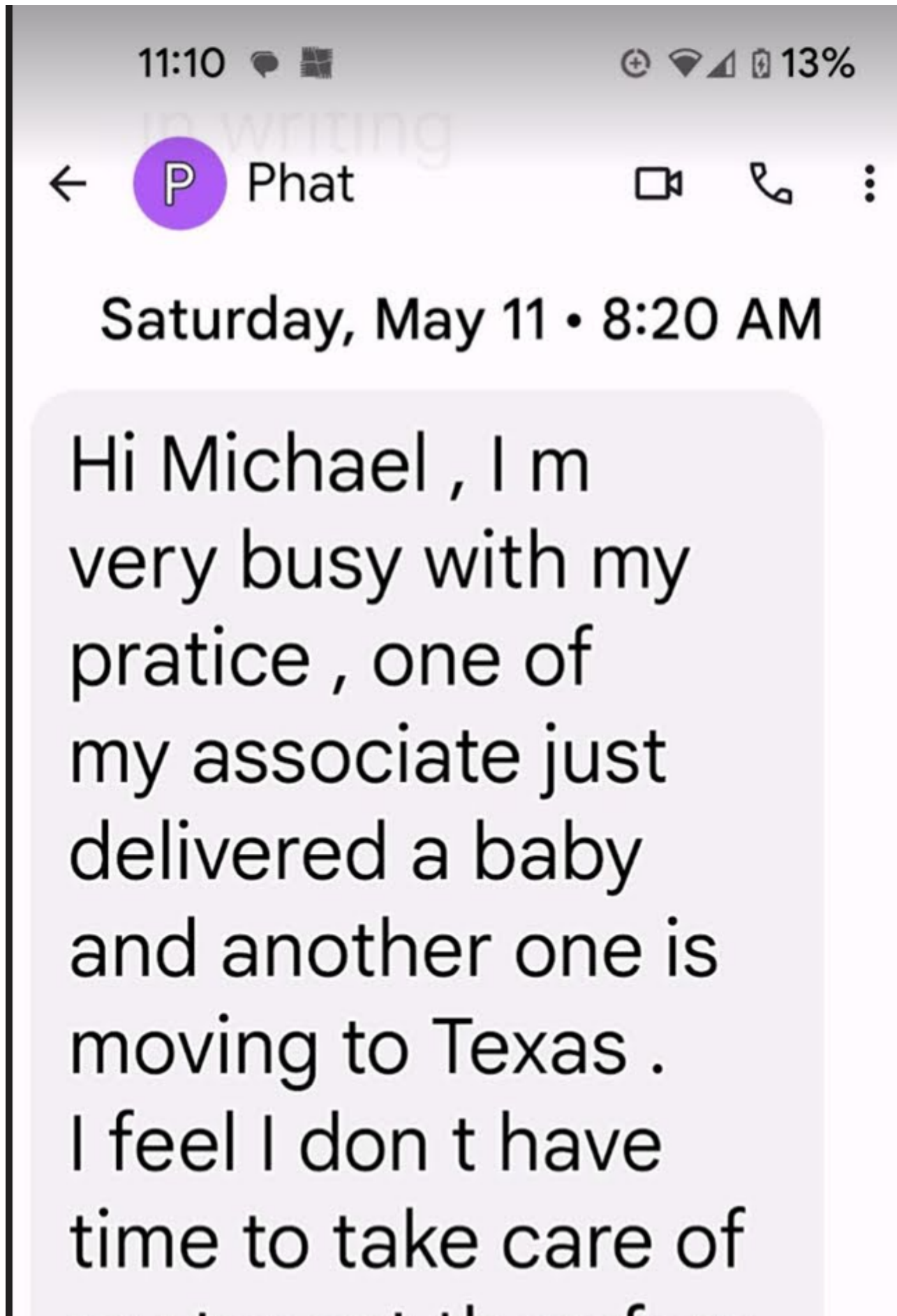
Thanks,
Hanson

Wednesday, May 15 • 10:24 AM



Text message



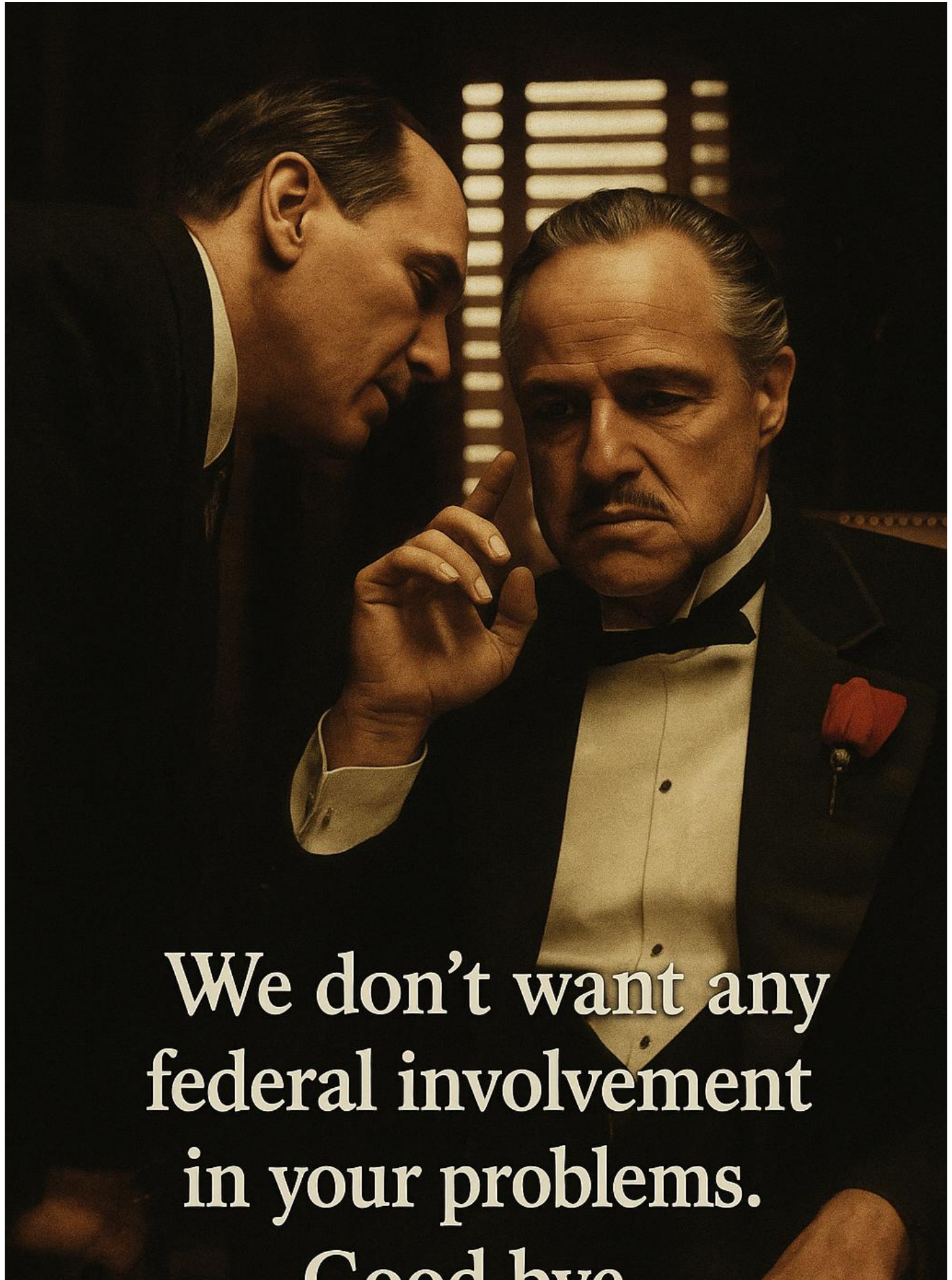


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Text mess...





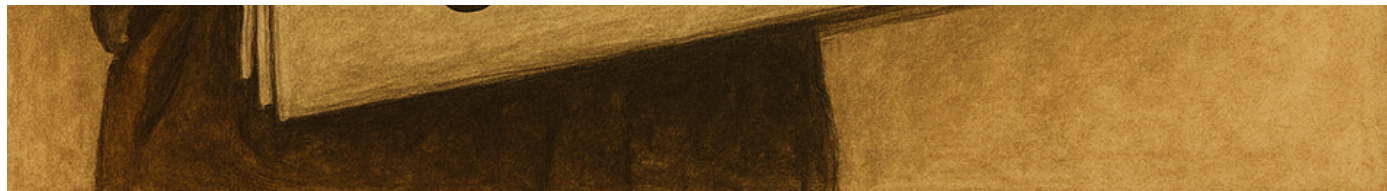
We don't want any
federal involvement
in your problems.
Goodbye



April
10c

NEW WEEK









The Ranger

Huntington Beach, CA

559-287-9995