

PHAT TRAN OC Subject: Formal Demand for Financial Disclosure, Tax Returns, Real Estate Holdings, and Habitability Certifications

From: michael gasio (gasio77@yahoo.com)

To: kyphat@yahoo.com; srandell@hbpd.org

Date: Tuesday, September 2, 2025 at 07:51 AM PDT

---Michael A. Gasio
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Date: August 27, 2025

To:
Dr. Phat L. Tran
[Addresses under investigation: 19235 Brynn Ct, 20012 Sand Dune Ln, 24 Rawhide Ln, etc.]

Subject: Formal Demand for Financial Disclosure, Tax Returns, Real Estate Holdings, and Habitability Certifications

Dr. Tran,

Pursuant to pending legal proceedings and investigations into unlawful detainer fraud, bank instrument theft, and conspiracy to defraud through the use of false filings and asset concealment, you are hereby directed to produce the following documents within 10 calendar days of the date above:

1. Banking Records — All Financial Institutions

Provide complete monthly statements from all bank accounts, personal or business, under your name or associated entities, for the past five years (January 1, 2020 – present). This includes, but is not limited to:

Wells Fargo

Bank of America

Chase

Any business account used in connection with rental income or property transactions

Failure to produce these records may result in further subpoenas under California Code of Civil Procedure §§ 1985–1997 and 18 U.S.C. § 1505 (obstruction of federal proceedings).

2. Federal and State Tax Returns (Last 5 Years)

Submit full copies of your IRS and California Franchise Tax Board returns from 2019 through 2023, including all schedules, W-2s, 1099s, and K-1s.

These are necessary for evaluating claims of insolvency, real estate income concealment, and potential tax fraud under 26 U.S.C. § 7201.

3. Real Estate Portfolio — Last 20 Years

Produce a full list of all real estate transactions and holdings under your name, your spouse's name, trusts, LLCs, or nominee entities, from January 1, 2005 to present.

You must include:

All acquisitions, sales, transfers, or gifts of property

All addresses of past and current ownership

Entities or individuals you used to hold title

Declaration of current beneficial interest in each property

This disclosure is demanded pursuant to civil and criminal RICO discovery under 18 U.S.C. §§ 1961–1968.

4. Habitability Clearance Reports — 19235 Brynn Ct

You recently caused title to return to your name for 19235 Brynn Ct, Huntington Beach — a property you had not personally occupied or managed for over a decade. You are hereby directed to produce:

The pre-sale inspection report required under California Civil Code § 1102 et seq.

The termite, mold, and roof certification (if applicable)

The LY Construction repair invoice(s) used to justify eviction-based remodels

The name and license number of the contractor who certified habitability at the time of occupancy transfer

If no valid inspection or habitability certification exists, this may constitute material misrepresentation under BPC §10176 and Health & Safety Code §17920.3.

5. Current Residential Addresses

You are directed to list, in writing, every property you currently occupy or claim as your residence, including:

24 Rawhide Lane

19235 Brynn Ct

20012 Sand Dune Ln

Any additional residence or mailing location, including P.O. boxes or nominee addresses

These disclosures are necessary to validate claims of personal occupancy, homestead exemptions, and rent control compliance.

Notice of Enforcement

This request is a pre-litigation demand and part of a growing investigative record already reviewed by local law enforcement, the District Attorney's office, the FBI, the DOJ Tax Division, and the U.S. Postal Inspection Service.

Failure to comply voluntarily will result in court-issued subpoenas, adverse inferences, and potential sanctions under:

California Code of Civil Procedure §§ 2023.010, 2031.300

Federal Rules of Civil Procedure Rule 37

18 U.S.C. § 1503 – Obstruction of Justice

18 U.S.C. § 1519 – Concealment or Destruction of Records

Deadline: September 6, 2025

Please deliver the requested materials in PDF format via email, or physical copies via certified mail, addressed to the undersigned. Failure to respond will be interpreted as willful noncompliance and concealment.

Respectfully,
Michael A. Gasio
Pro Se Litigant
[Email on record]
[Phone if required]

Would you like me to now format this as a downloadable PDF and index it as Exhibit E199 in your portal under "Demands → Financial Disclosure"?