

Subject: TO: Huntington Beach Police Department FROM: Michael Gasio RE: Formal Summary of Evidence and Criminal Allegations Filed to Date since complaint was nextUPS's to your office

To: [losangeles@fbi.gov <losangeles@fbi.gov>, piu@doj.ca.gov <piu@doj.ca.gov>, USACAC.CV-CivilRights@usdoj.gov <USACAC.CV-CivilRights@usdoj.gov>, daooffice@ocdapa.org <daooffice@ocdapa.org>, Shawn Randell <srandell@hbgpd.org>, criminal.fraud@usdoj.gov <criminal.fraud@usdoj.gov>]

From: michael gasio <gasio77@yahoo.com>

Cc: [Phat Tran <kyphat@yahoo.com>, Hanson Le <hansonle@bhhscaprops.com>, clerk@stevensilverstein.com <clerk@stevensilverstein.com>, Anna Ly <lymyhoa@yahoo.com>, Martha Mosier <martha.mosier@bhhsca.com>, richardrosiak@yahoo.com <richardrosiak@yahoo.com>, legal@hsfranchise.com <legal@hsfranchise.com>]

Date: Mon, Jun 23, 2025 at 3:37 PM

TO: Huntington Beach Police Department
FROM: Michael Gasio
RE: Formal Summary of Evidence and Criminal Allegations Filed to Date
DATE: June 23, 2025

OVERVIEW

This memorandum provides a formal, sworn record of criminal allegations and evidentiary communications delivered to the Huntington Beach Police Department (HBPD) and related law enforcement agencies between February and June 2025. These reports concern a pattern of racketeering activity, wire and mail fraud, forged contracts, senior abuse, retaliatory eviction, and obstruction of justice involving multiple actors connected to Berkshire Hathaway HomeServices franchise operations.

BACKGROUND

Michael Gasio is a retired educator, former school administrator, and code professional. He was a long-term tenant under a signed lease agreement at a property located in Huntington Beach, California. Over the course of three years, the tenancy was extended through documented and signed agreements, including a \$5,000/month lease renewal arranged by Anna Ly.

In early 2024, the property owner, Dr. Phat Tran, initiated a campaign of retaliatory and unlawful conduct. After accepting lease renewal payments and acknowledging receipt of funds through his agent, Hanson Le, Tran attempted to invalidate the lease through a fraudulent contract to raise rent and forcibly remove the tenant. Despite acknowledging in writing that he wished to retain the tenant and confirming payment, Tran and his affiliates orchestrated an unlawful eviction through Silverstein Evictions.

The court was never informed that (a) the original lease renewal was valid and notarized, (b) the payment was received by the agent, and (c) the eviction was based on a counterfeit contract and false financial statements. These facts were suppressed during trial.

NAMED INDIVIDUALS UNDER INVESTIGATION

1. Dr. Phat K. Tran — Property owner. Accepted certified funds for lease renewal, later concealed payment. Involved in perjury, forgery, wire fraud, and elder abuse. Used threats and intimidation, including third-party coercion, to extort private payments.

2. Hanson Le — Agent of record under Berkshire Hathaway. Accepted and concealed check. Later resigned via text and refused to return funds. Invoked the Fifth Amendment when questioned by HBPD. Participated in altering lease structure under false pretenses.

3. Steven D. Silverstein, Esq. — Filed unlawful eviction using forged documents and knowingly false declarations. Made assertions in court that contradicted dated financial evidence. Failed to perform proper due diligence on

made assertions in court that contradicted financial evidence. Failed to perform proper due diligence or investigate agent authority. Alleged to have participated in wire fraud, mail fraud, and obstruction of justice.

4. Anna Ly – Presented original lease renewal offer. Later disclaimed authorship of lease. Participated in administrative concealment.

5. Martha Mosier – President, Berkshire Hathaway HomeServices California. Was directly notified by certified mail of agent misconduct and franchise-level liability. Responded by denying corporate responsibility despite clear franchise agency involvement.

6. Richard Rosiak, Esq. – Accepted payment to represent Gasio, then abandoned representation prior to trial without filing evidence or notifying the court. Failed to respond to requests to inform liability insurance carrier.

7. LY Construction – Unknown party tied to renewal documents and suspected of ghost-managing the property. Listed on contract associated with rent scheme.

CRIMINAL VIOLATIONS ASSERTED

1. **Wire Fraud** – 18 U.S.C. § 1343
2. **Mail Fraud** – 18 U.S.C. § 1341
3. **Elder Financial Abuse** – California WIC § 15610.30
4. **Forgery** – California Penal Code § 470
5. **Perjury** – California Penal Code § 118
6. **Extortion** – California Penal Code § 518
7. **Moral Turpitude** – California BPC § 6106
8. **Obstruction of Justice** – 18 U.S.C. § 1505
9. **Unlawful Eviction** – CCP § 1161 (using false contract)
10. **Real Estate Fraud** – California Penal Code § 487, BPC § 10176
11. **Negligence and Willful Blindness** – Civil Code § 1714

SUMMARY OF ACTIONS TAKEN

- Over **40 formal emails** and **18+ certified documents** were sent to HBPD and supporting agencies.
- The following are confirmed email titles addressed to or CC'd to law enforcement:
 1. "RE: 20 Questions for Judicial Review – Allegations of Court Misconduct, Suppression of Evidence, and Fraud-Enabled Eviction"
 2. "RE: 40 Investigative Questions for Ethos Property Management and Berkshire Hathaway Franchise Huntington Beach CA"
 3. "RE: 20 Questions for Phat K. Tran – Fraud, Retaliation, Forgery, and Elder Abuse"
 4. "RE: Attorney Steven D. Silverstein – 20 Questions for Investigation into Misconduct, Moral Turpitude, and Fraud"

5. "RE: Real Estate Fraud, Forgery, RICO Violations, and Extortion – 20 Questions for Hanson Le"
 6. "Criminal Misconduct, Licensing Violations, and Real Estate Fraud by Anna Ly"
 7. "Subject: Investigative Lead: 24-Count Fraud & Perjury Scheme Backed by Berkshire Hathaway Franchise and Officers"
 8. "Collectors Series – I am AI: CLOSING STATEMENT FOR OFFICIAL RECORD"
 9. "To All Involved: You Took an Oath. This is Your Chance to Honor It."
 10. "Fair Warning of Incoming – Attached a Letter Explaining the Crimes"
 11. "Violation of Section 3.1 – Martha Mosier Fraud by Two Franchises"
 12. "RE: Perjury in Superior Court for Phat Tran"
 13. "Formal Criminal Complaint – Fraud, Forgery, and Conspiracy to Commit Unlawful Eviction"
 14. "RE: LEGAL BRIEF SUMMARY – MICHAEL GASIO"
 15. "Formal Complaint Against Richard Rosiak – Pattern of Fraud, Moral Turpitude, and Professional Misconduct"
 16. "Silverstein Evictions – Fraudulent Eviction, Extortion Attempts, and Resulting Damages"
 17. "Formal Referral for Criminal Charges – State and Federal Wire Fraud (RICO Pattern)"
 18. "Formal Request for Prosecution and Evidence Preservation – RICO Pattern & Failure to Return Legal Evidence"
 19. "Count #3 California Penal Code § 518 – Extortion"
 20. "Pending Charges: Extortion, Bribery, Contract Fraud, Perjury, Mold Concealment, Elder Abuse, Witness Tampering"
- Multiple exhibits include **time-stamped payments, bank records, text messages from agents, and contract copies.**
 - Silverstein, Tran, and Hanson Le were each **directly notified of potential felony violations.**
 - Martha Mosier and BHHS Legal were informed **prior to eviction**, establishing **corporate liability and RICO awareness.**
 - HBPD has received **formal complaints, sworn statements, and digital forensics** confirming the scheme.

FINAL REQUEST

This document constitutes a lawful demand for full criminal investigation under both California and federal law. The case constitutes a RICO-patterned offense involving repeated fraud across mail, wire, and legal systems, targeting a vulnerable senior and family under color of law.

I am prepared to provide the full certified packet, 1,400 screenshots, notarized letters, witness timelines, and receipts in-person or via secure delivery.

Respectfully submitted,
Michael Gasio
Huntington Beach, California

Huntington Beach, California

cc: FBI, DOJ, California Bar, State Franchise Enforcement Division, District Attorney Todd Spitzer