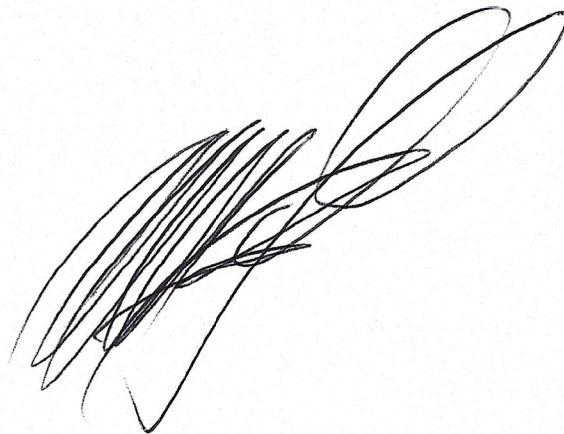


Formal Criminal Complaint and Charging Declaration – Berkshire Hathaway HomeServices California Properties (et al.)

From: michael gasio (gasio77@yahoo.com)

To: gasio77@yahoo.com

Date: Monday, June 30, 2025 at 12:39 PM PDT

A handwritten signature in black ink, consisting of several overlapping loops and strokes, located in the lower right quadrant of the page.

yahoo!mail

martha mosher



Newest first ▾

Has attachment



Inbox



Starred



Sent



Drafts



Folders



☐ ▾ 19 messages

me Draft

Feb 27



Warning if you hide in the sand you will turn to glass

me Sent

Feb 27



I wasted \$69 at LinkedIn trying to contact you and your boss

Helder Pinheiro Inbox Feb 26



Re: Which letter is better?
...fraud and racketeering case. A...

me Sent

Feb 25



Fw: Hey I've been too busy to give you what you deserve your turn

me Sent

Feb 25

MG

Fw: Which letter is better?
...fraud and racketeering case. A...

me Sent

Feb 25

MG

Which letter is better?
...fraud and racketeering case. A...

me Sent

Feb 25

MG

Hey I've been too busy to give you
what you deserve your turn tag

P

postmasteralerts@... Feb 25
Undeliverable: [EXTERNAL] A
really bad senior lawyer

MG

me Sent

Feb 25

A really bad senior lawyer
...to justify rent hikes. As a senior ...

MG

gasio77@yahoo....

MG

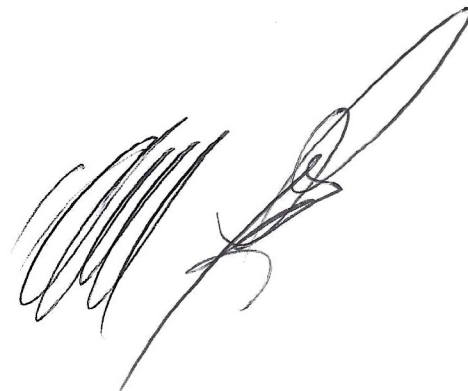
me Sent

Feb 25

Fw: Mr. Steve thanks for the
...fight today in Superior

TO: Officer Shawn Randall
Huntington Beach Police Department
FROM: Michael Gasio (Pro Se, Victim/Complainant)

DATE: 6/30/2025



A handwritten signature in black ink, appearing to be 'M. J. [unclear]', written in a cursive style.

RE: Formal Criminal Complaint and Charging Declaration – Berkshire Hathaway HomeServices California Properties (et al.)

Dear Officer Randall,
Huntington Beach Police Department

This formal submission expands upon the prior evidence and statements I've already delivered to the Huntington Beach Police Department in connection with what I allege is a **criminal enterprise operating under the Berkshire Hathaway HomeServices California Properties (BHHSCP) banner**, involving multiple actors, including but not limited to agents, attorneys, escrow officers, and executives.

This letter is written **under penalty of perjury**, and I ask that it be treated as a **formal charging statement** naming individuals and corporate agents responsible for **fraud, wire theft, lease forgery, mail fraud, and retaliatory eviction**, all perpetrated with institutional knowledge, silence, and ultimately protection by corporate leadership.

1. OVERVIEW OF CRIMINAL TIMELINE

- On or around **April 19, 2024**, I mailed a **lawful rent check** in accordance with the signed Berkshire Hathaway lease agreement. It was **delivered via U.S. Mail** to the designated address on file.
- On or about **April 22**, Berkshire agent **Hanson Le** confirmed via text message:

"Hanson has the check."

- After this confirmation, rather than honoring the contract or crediting the payment, I was subjected to a **fraudulent eviction**, carried out by attorney **Steven D. Silverstein**, based on a **counterfeit lease**, a false claim of nonpayment, and intentional suppression of facts.
- The check in question was **never returned**, nor rejected in writing. The agents involved either **vanished, resigned, or failed to act**, and Berkshire Hathaway's headquarters was notified **at least six times** through formal channels.

2. THE CENTRAL FIGURE: MARTHA MOSIER – TOP LEGAL OFFICER

At the center of this deliberate cover-up is **Martha Mosier**, the **President and General Counsel of BHHS California Properties**. Let me be clear:

Martha Mosier is not just a corporate officer. She is the **single highest-ranking legal authority** in the entire organization. She is the one individual **most accountable** under both California and federal law.

Her credentials include:

- **California Attorney General's Office** (clerked)
- **Fourth District Court of Appeals** (San Diego)
- **Coldwell Banker in-house litigation counsel** (1997–2008)
- **California Bar license since 1992**
- **Real estate broker license since 1996**
- Named to the **Swanepoel Power 200 (SP200)** – the top 200 most powerful figures in U.S. real estate

She currently oversees:

- **All BHHSCP legal operations**
- **All escrow company subsidiaries** (Pickford Escrow, The Escrow Firm)
- **Litigation, risk management, compliance, and ethics reporting**

She received no less than **six formal communications** between March and June 2024, including:

- **Certified USPS mail with delivery confirmation**
- **Overnight UPS delivery to BHHSCP Legal Department**
- **Emails to all known Berkshire Hathaway fraud and legal addresses**
- **Web form submissions to the Berkshire Hathaway complaints portal**

These communications included direct evidence of:

- **A lawful payment made and confirmed**
- **Forgery in leasing documentation**
- **Retaliatory eviction of a senior household**
- **Agent resignations under duress**
- **Coercion, intimidation, and financial loss tied to fraudulent leases**

And still, **Mosier took no action**. Not a letter. Not a phone call. Not a corporate investigation.

She had the legal knowledge, executive authority, and statutory obligation to intervene. Her **refusal to respond** constitutes **willful blindness**, a standard recognized by the Ninth Circuit (*U.S. v. Jewell*, 532 F.2d 697 (9th Cir. 1976)), and **aiding and abetting** under 18 U.S.C. § 2.

Had the **top lawyer at Berkshire Hathaway** picked up the phone and simply asked:

“Hanson, where is the check?”

—this entire eviction would never have happened.

3. RICO ELEMENTS & PATTERNED MISCONDUCT

This is not a clerical error or civil misunderstanding. It is a **pattern of criminal conduct** involving multiple actors operating with **shared intent**, under the false protection of corporate branding. The following apply:

- **Wire fraud (18 U.S.C. §1343)** – electronic communication of false leasing terms
- **Mail fraud (18 U.S.C. §1341)** – delivery and concealment of payment
- **Forgery (Penal Code §470, §115)** – counterfeit contracts entered into evidence
- **Perjury (Penal Code §118)** – court affidavits contradicting text/email evidence
- **Theft by false pretense (Penal Code §532)** – taking money while denying contract validity
- **Elder financial abuse (WIC §15610.30)** – targeting a disabled senior household

- **Conspiracy (Penal Code §182)** – coordinated filings among owner, agent, attorney
- **Racketeering (18 U.S.C. §1962(c))** – ongoing criminal enterprise using the BHHS structure

At least **three separate acts of extortion or fraud** occurred within a 12-month period. That meets the standard for RICO activity, and I now assert that BHHS CP is operating as a **hub** in an illegal network of forged real estate contracts and profit-driven evictions.

4. CHARGING STATEMENT AND REQUEST

I hereby declare my formal and lawful intention to **press criminal charges** against:

- **Martha Mosier**, President and General Counsel
- **Hanson Le**, BHHS CP leasing agent
- **Anna Ly**, real estate licensee involved in lease documents
- **Phat K. Tran**, property owner
- **Steven D. Silverstein**, eviction attorney
- **All unnamed “John Does” at Berkshire Hathaway HomeServices California Properties** who enabled or failed to report misconduct, per internal reporting duties

These individuals and entities are responsible for direct harm caused to me, my family, and my financial interests. The behavior was **intentional, repeated, and concealed**—with full knowledge at the top of the corporate structure.

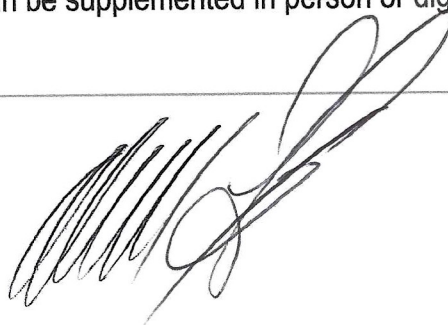
5. FINAL DECLARATION

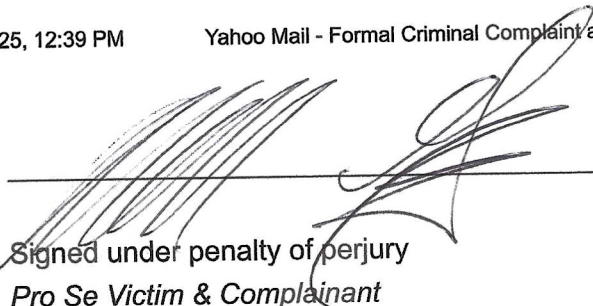
I hereby affirm that:

I wish to **formally press criminal charges** against all actors—named and unnamed—within **Berkshire Hathaway HomeServices California Properties**, for **violating both state and federal law** in connection with my **unlawful eviction**, financial loss, document fraud, and coercion. These acts were carried out **with their knowledge and consent** and constitute a clear violation of the law under RICO and California criminal code.

All statements herein are true to the best of my knowledge and supported by substantial documentary evidence, which has been submitted to your department and can be supplemented in person or digitally upon request.

Respectfully Submitted,
Michael Gasio

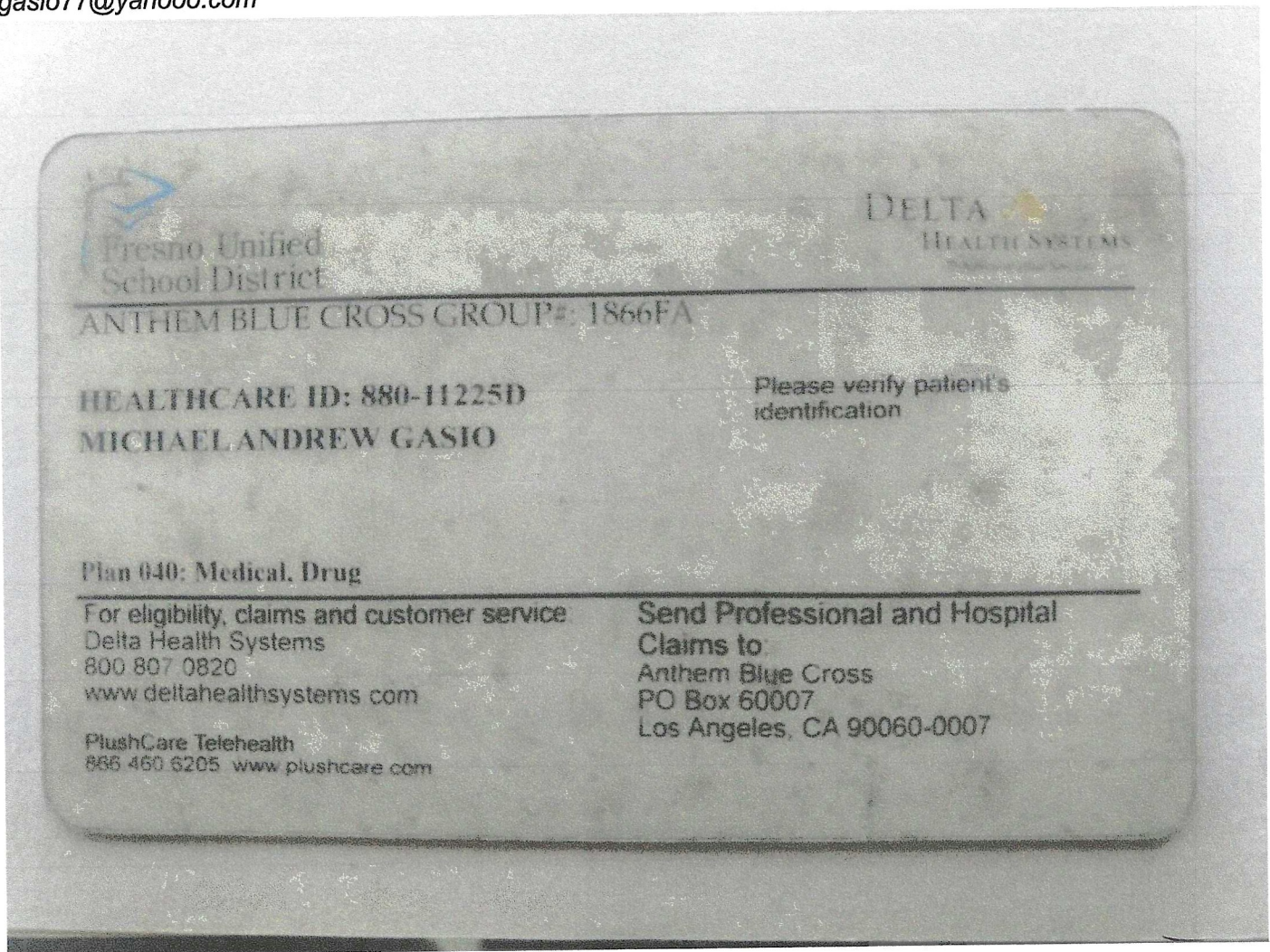



Signed under penalty of perjury
Pro Se Victim & Complainant

9432 Pier Drive Huntington beach Ca 92646

559-287-9955

gasio77@yahooo.com





Huntington Beach Police Department

2000 Main Street, Huntington Beach, CA 92648
(714) 960-8811
Eric Parra, Chief of Police

Press Release

Prepared by: Jessica Cuchilla, Public Information Officer

yahoo!mail

jcuchilla@hbpd.org



Inbox

Newest first ▾

Has attachment




68 messages

One month tenants, 3 day notice I think not

A large, stylized handwritten signature in black ink, likely belonging to the sender of the email.

California USA **DRIVER LICENSE**



DL **A0387926** CLASS C
EXP **11/14/2028** END NONE
LN **GASIO**
FN **MICHAEL ANDREW**
19235 BRYNN CT
HUNTINGTON BH, CA 92648
DOB **11/14/1952**
RSTR CORR LENS

SEX **M** HAIR **GRY** EYES **HZL**
HGT **6'-04"** WGT **210 lb** ISS **10/27/2023**
DD **10/27/202362814/AAFD/28**

11141952

