

7/13/25, 7:11 PM

Phat Tran I paid early showed you and Silverstein yet you had the courts pay you a second time for july - what about the fraud \$20,...

Phat Tran I paid early showed you and Silverstein yet you had the courts pay you a second time for july - what about the fraud \$20,000 in repairs you yanked eligaly

Yahoo/Sent



michael gasio <gasio77@yahoo.com>

To: Phat Tran <kyphat@yahoo.com>, Shawn Randell <srandell@hbpd.org>

Bcc: Helder Pinheiro <helderppinheiro@gmail.com>, Andrew Elkins <aelkins@gmail.com>, Robert Boyajian <boyajianre@aol.com>

Jul 12 at 4:14 PM

1 STEVEN D. SILVERSTEIN (#86466)
 Attorney at Law
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 Tustin, CA 92780
 3 T:(714)832-3651
 F:(714)832-7781
 4 evictions@stevensilverstein.com

5
 6
 7
 8 SUPERIOR COURT FOR THE STATE OF CALIFORNIA,
 9 COUNTY OF ORANGE, CENTRAL JUSTICE CENTER

10 PHAT L. K. TRAN,

11 Plaintiffs,

12 vs.

13
 14 MICHAEL GASIO; DOES 1 to 5, inclusive

15 Defendant.
 16

Case No. 30-2024-01410991-CL-UD-CJC

Assigned for all purposes to the Honorable
 Commissioner Carmen D. Snuggs-Spraggins

(PROPOSED) AMENDED JUDGMENT

17
 18 THIS CAUSE, having come duly before this court for a non-jury trial February 25, 2025 in
 19 Department C-61 the above entitled court. The Honorable Commissioner D. Snuggs-Spraggins
 20 presiding. The Plaintiff Phat L. K. Tran, appearing, represented by attorney Steven D.
 21 Silverstein. Defendant, Michael Gasio, appearing self represented.

22 The Court having taken the matter under submission on February 25, 2025, and having
 23 fully considered the arguments of all parties, both written and oral, as well as the evidence
 24 presented, the court issued a statement of decision, finding as follows:

- 25 1. The Judgment is ordered in favor of the Plaintiff in the amount of \$4,325.00.
 26 2. Plaintiff is awarded the attorney's fees in the amount of \$500.00 and court costs in the
 27 amount of \$500.00.

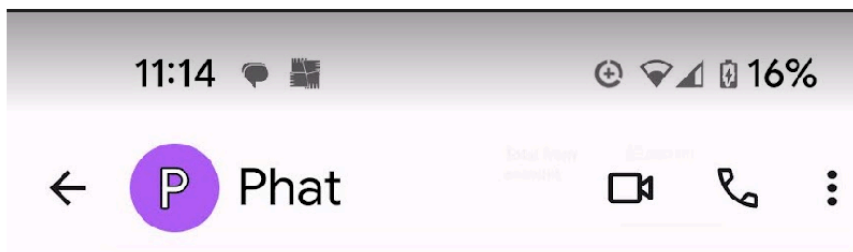
28 DATED:

JUDGE OF THE SUPERIOR COURT

JUDGMENT-I



No notice rent increase by Anna Ly



We are filling out
new paper work
understand one at
old lease 5000 then
new payment 5350
I want keep paying
early

Thanks Michael .

Paid Anna Ly contract year 3 starts

WELLS FARGO	
Accounts ▾	Brokerage
🏠 Account Summary	
Wire Money - Details	
To	Landlord United States ...9166
From	PREMIER CHECKING ...0732
Amount	\$5,000.00
Wire transfer fee	\$0.00
Total from account	\$5,000.00
Send on	04/19/2024
Deliver by	04/19/2024
Message to recipient's bank	New lease 24 one payment at 5000

Status	Completed
Confirmation number	OW00004382456864

Doctor does not want State to know about rent increase so it looks like your paying me all legal see.

month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated and Tenant shall pay 1/30th of the monthly rent per day for each day remaining in the prorated second month.

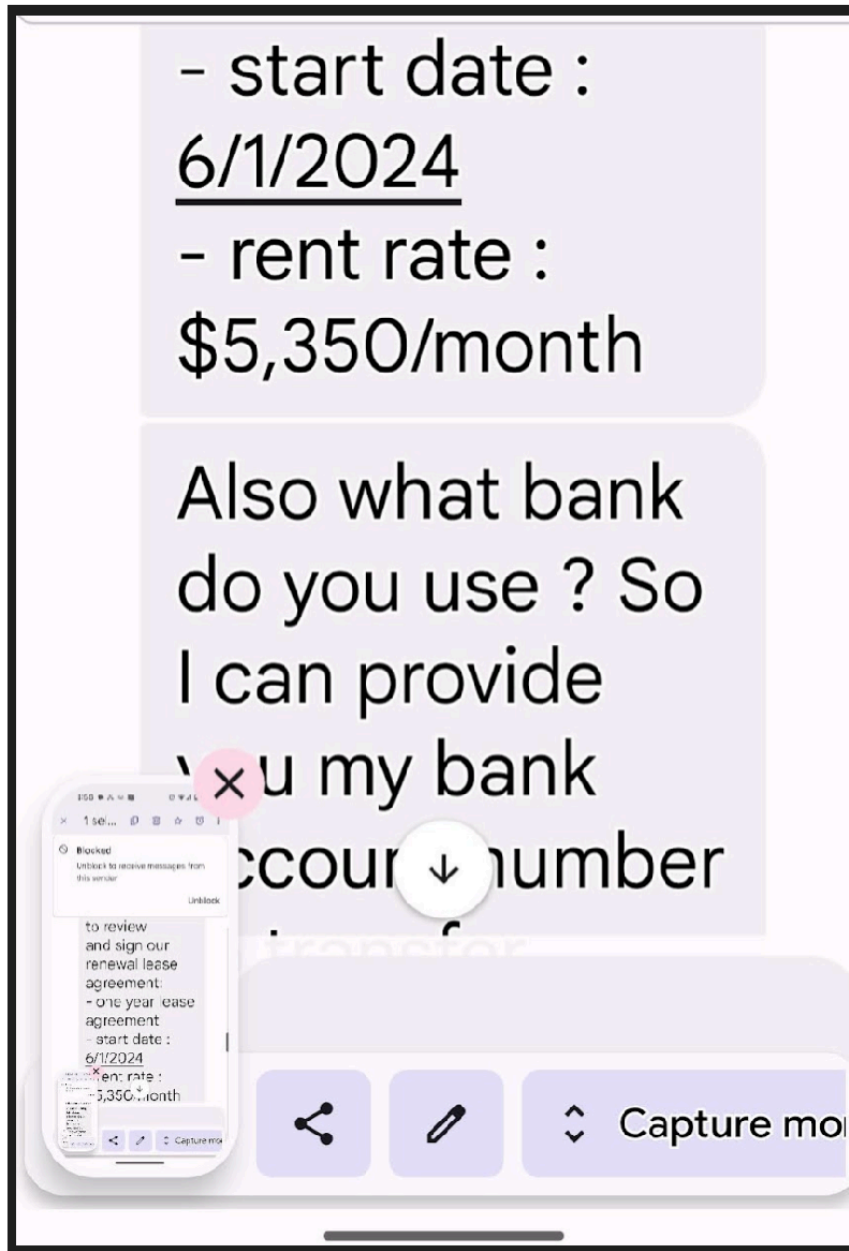
D. PAYMENT:

- (1) Rent shall be paid by ☐ personal check, ☐ money order, ☐ cashier's check, made payable to _____, ☐ wire/electronic payment to _____ or ☒ other **DIRECT DEPOSIT**. Payment via electronic apps such as PayPal or Venmo will not (☐ will) be accepted.
- (2) Rent shall be delivered to (name) **BANK: WELLS FARGO, NAME: HANSON LE, ACCOUNT #: 3312943297** (whose phone number is) _____ at (address) _____ (or at any other location subsequently specified by Housing Provider in writing to Tenant) (and ☐ if checked, rent may be paid personally, between the hours of _____ and _____ on the following days _____).
- (3) If any payment is returned for non-sufficient funds ("NSF") or because tenant stops payment, then, after that: (i) Housing Provider may, in writing, require Tenant to pay Rent in cash for three months and (ii) all future Rent shall be paid by ☐ money order, or ☐ cashier's check.

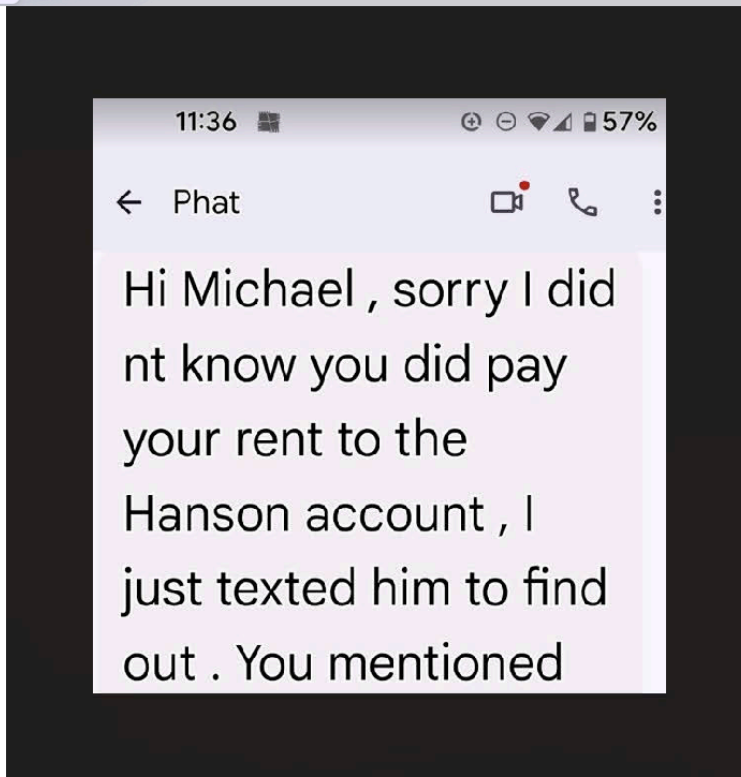
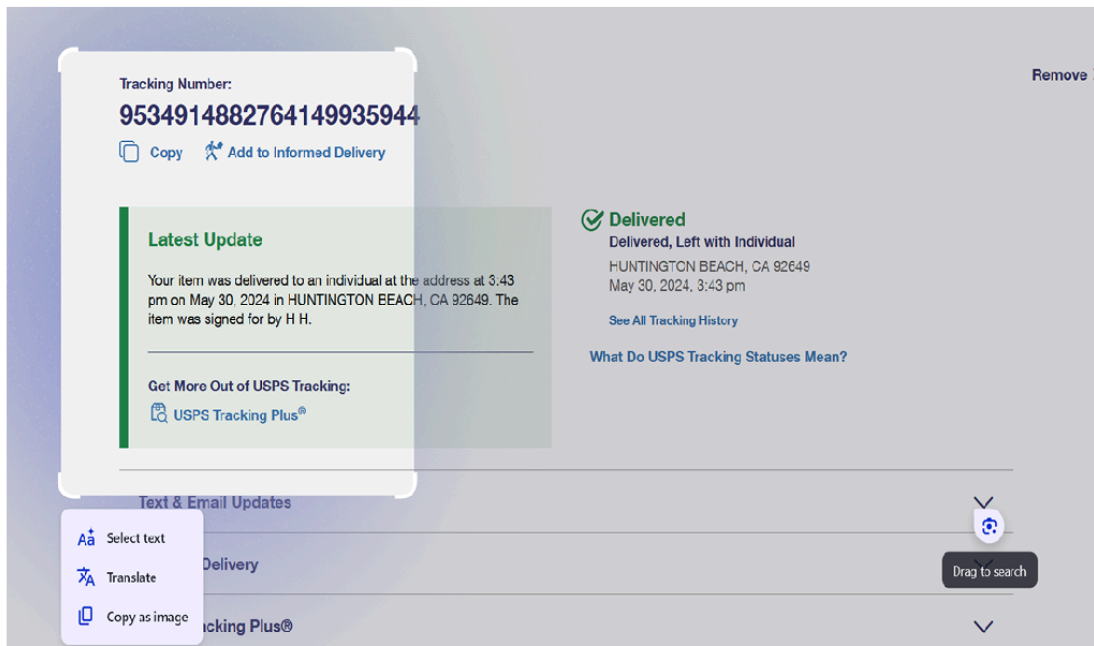
E. Rent payments received by Housing Provider shall be applied to the earliest amount(s) due or past due.

4. SECURITY DEPOSIT:

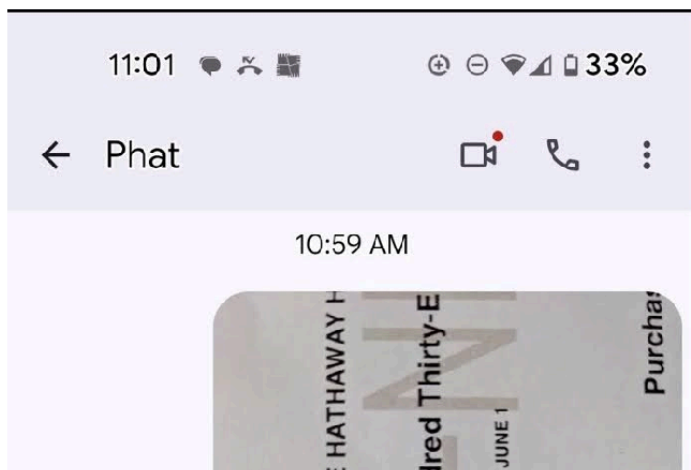
- A.** Tenant agrees to pay **\$5,000.00** as a security deposit. Security deposit will be ☐ transferred to and held by the Owner of the Premises, or ☐ held in Owner's Broker's trust account.

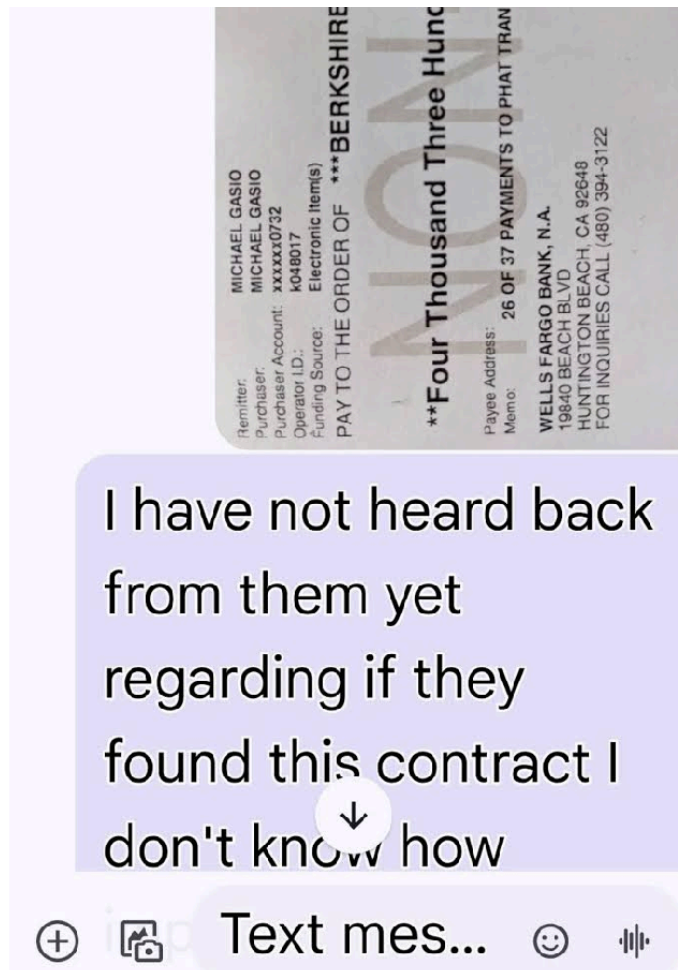


Lets not lets Berkshire in on this ok
Mailed to to Berkshire.

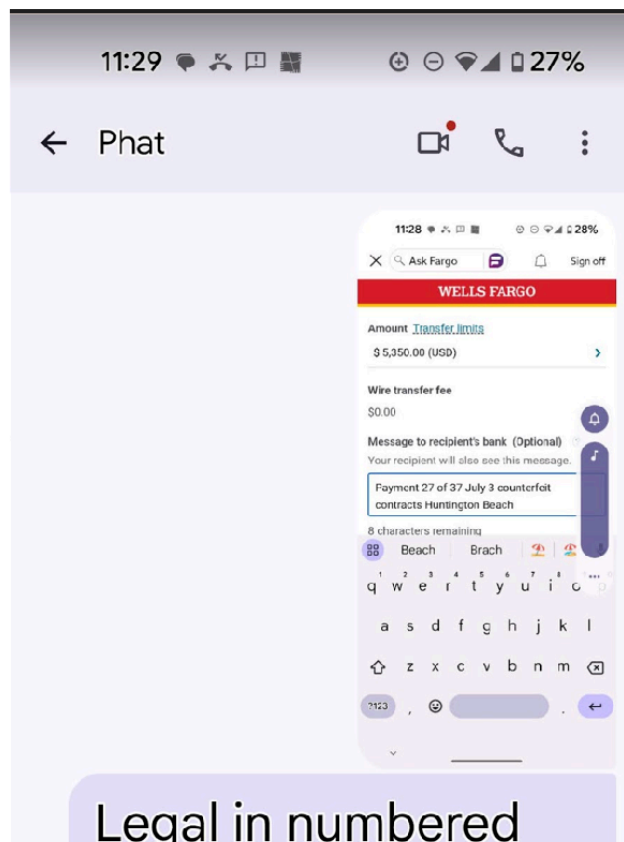


Did you ask Hanson what he did with check?





Phat phone call must pay early and my private account or I kick you out.

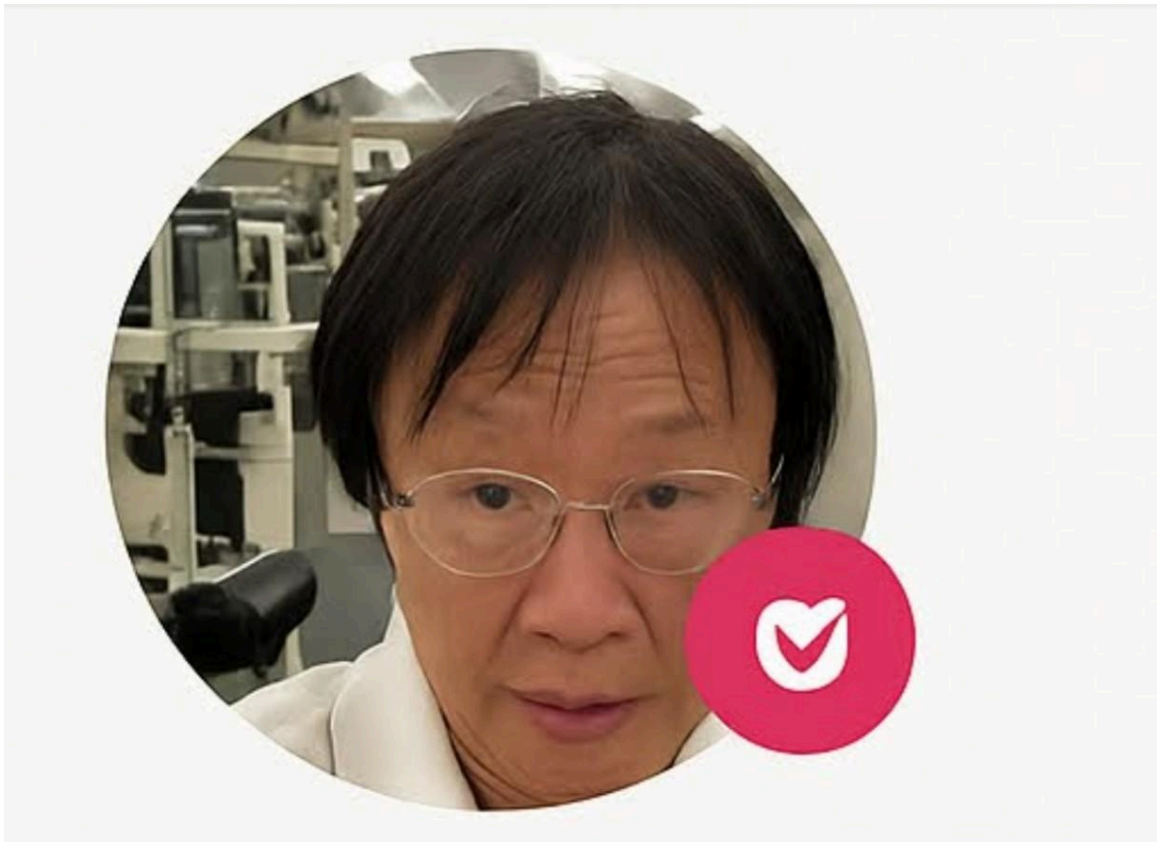


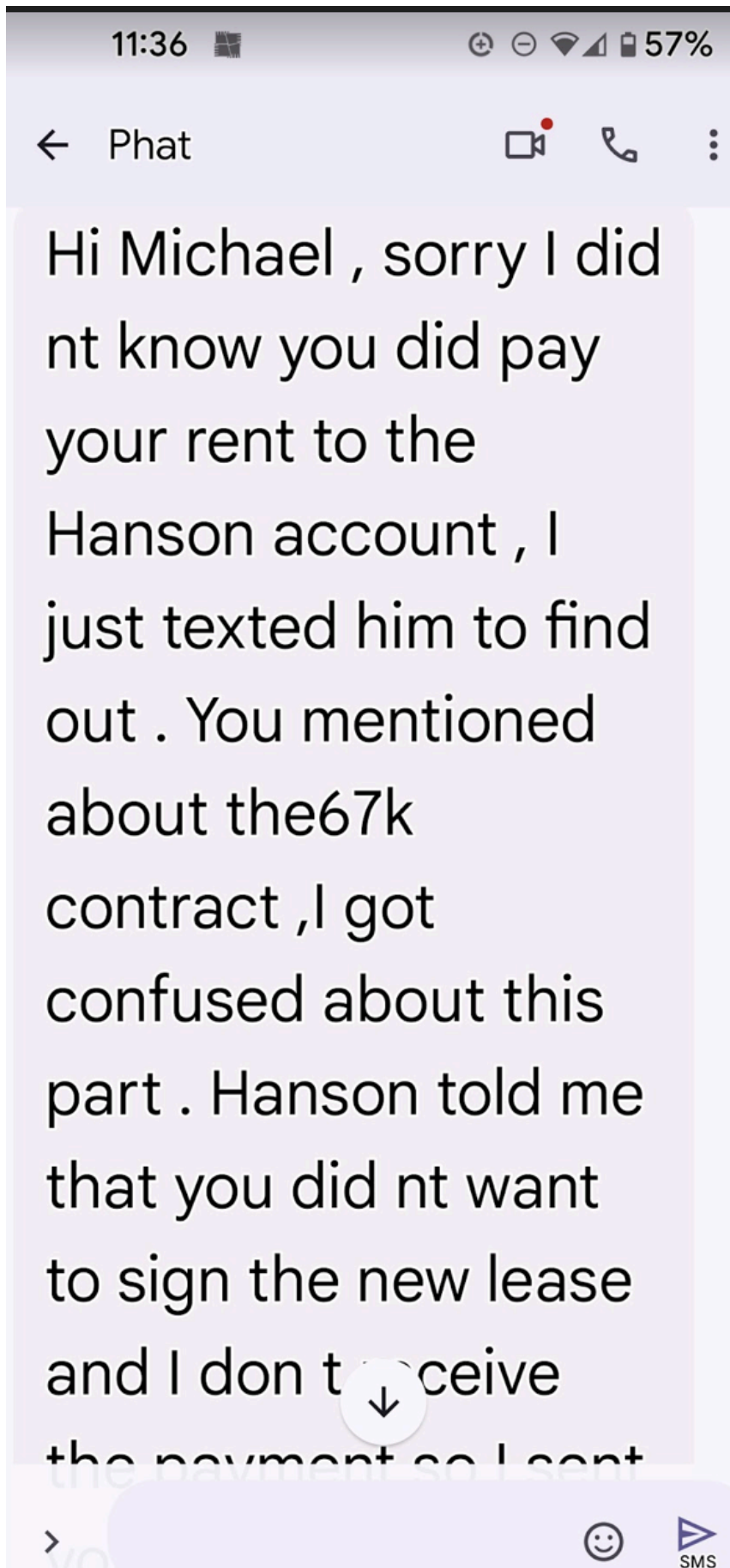
the payment just like
I did on the cashier's
check to Berkshire
Hathaway I have no
problems paying you



Text mes...










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20110078416	LAM BAY		GRANT DEED	10/3/2011	3
20110088804	VO	VO	AUTOMATICALLY RECORDED	10/10/2011	3
20110084377	VO	VO	GRANT DEED	10/11/2011	3
20110088804	DO NOTED	DO NOTED	GRANT DEED	10/11/2011	3
20110082420	VO	VO	AUTOMATICALLY RECORDED	10/13/2011	4
20110081291	VO	VO	GRANT DEED	10/13/2011	2
20110088847	VO	VO	GRANT DEED	10/13/2011	4
20110082888	VO	VO	AUTOMATICALLY RECORDED	10/13/2011	3
20110084278	VO	VO	GRANT DEED	10/13/2011	2
20110088847	VO	VO	GRANT DEED	10/13/2011	1
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20110088847	VO	VO	GRANT DEED	10/13/2011	7
20110088847	VO	VO	GRANT DEED	10/13/2011	7
20110088847	VO	VO	GRANT DEED	10/13/2011	16
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20110088847	VO	VO	GRANT DEED	10/13/2011	9
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Phat Tran

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[8](#)
[9](#)
[10](#)
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Document Number	Grantors	Grantees	Grantor/Grantees	Document Type	Rec. Date	Pages
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2024000115154	NGUYEN PHAT HUY	NGUYEN PHAT		GRANT DEED	5/7/2024	3
2024000107089	THANH PHAT LLC			GRANT DEED	4/30/2024	4
2024000107066		THANH PHAT LLC		GRANT DEED	4/30/2024	2
2024000104484		LAM NATHAN PHAT		GRANT DEED	4/26/2024	2
2024000075900	TRAN PHAT D	TRAN PHAT D		GRANT DEED	3/30/2024	3
2024000077138	TRAN PHAT D	TRAN PHAT DINH COTR		GRANT DEED	3/28/2024	3
2024000042207	PHAT THAWARO SUVIMON	PHAT THAWARO SUVIMON		GRANT DEED	2/27/2024	3
2024000030837	TRAN BOBBY PHAT			QUITCLAIM DEED	2/13/2024	3
2024000027585		TRAN PHAT		ASOT TRUST DEED	2/7/2024	2
2023000260885	SINATEWINTRA PHATCHAREE			MT INTEND TRANS	10/26/2023	1
2023000255684	TRAN PHAT MANH	TRAN PHAT MANH TR		GRANT DEED	10/15/2023	1
2023000251348	DO PETER PHAT			QUITCLAIM DEED	10/13/2023	2
2023000249699	CAO FRANCIS PHAT	CAO FRANCIS PHAT COTR		GRANT DEED	10/12/2023	2
2023000243786	SINATEWINTRA PHATCHAREE			MT INTEND TRANS	10/5/2023	1
2023000211928	HUTNH PHAT KIEN	HUTNH PHAT KIEN COTR		GRANT DEED	8/29/2023	2
2023000201373	THANH PHAT LLC			EASEMENT	8/18/2023	7
2023000201103	THANH PHAT			EASEMENT	8/18/2023	2
2023000199683	LAM NATHAN PHAT	LAM NATHAN PHAT TR		GRANT DEED	8/16/2023	2
2023000194581		NGUYEN DAT PHAT		QUITCLAIM DEED	8/11/2023	3

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330100304043	LE 2015 2015 10	LE 2015 2015 10		GRANT DECISION	1/1/2021	3
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hoagMyChart

MyChart by EpicLog out

MenuVisitsMessagesTest ResultsMedications

Michael

Conversation List

Request a Statement on cough

BookmarkMove to trash

Participants

Dr. S Wasbin, MD

All messages have been loaded.

You9:28 AM

Dr. Wasbin,
I am asking you to release the medical statement I made to you about "a gaging cough lasting several minutes" I have developed here in Huntington Beach and your comment "I should not take medication due to my medical conditions for this new condition." which just confirms I made the statement.

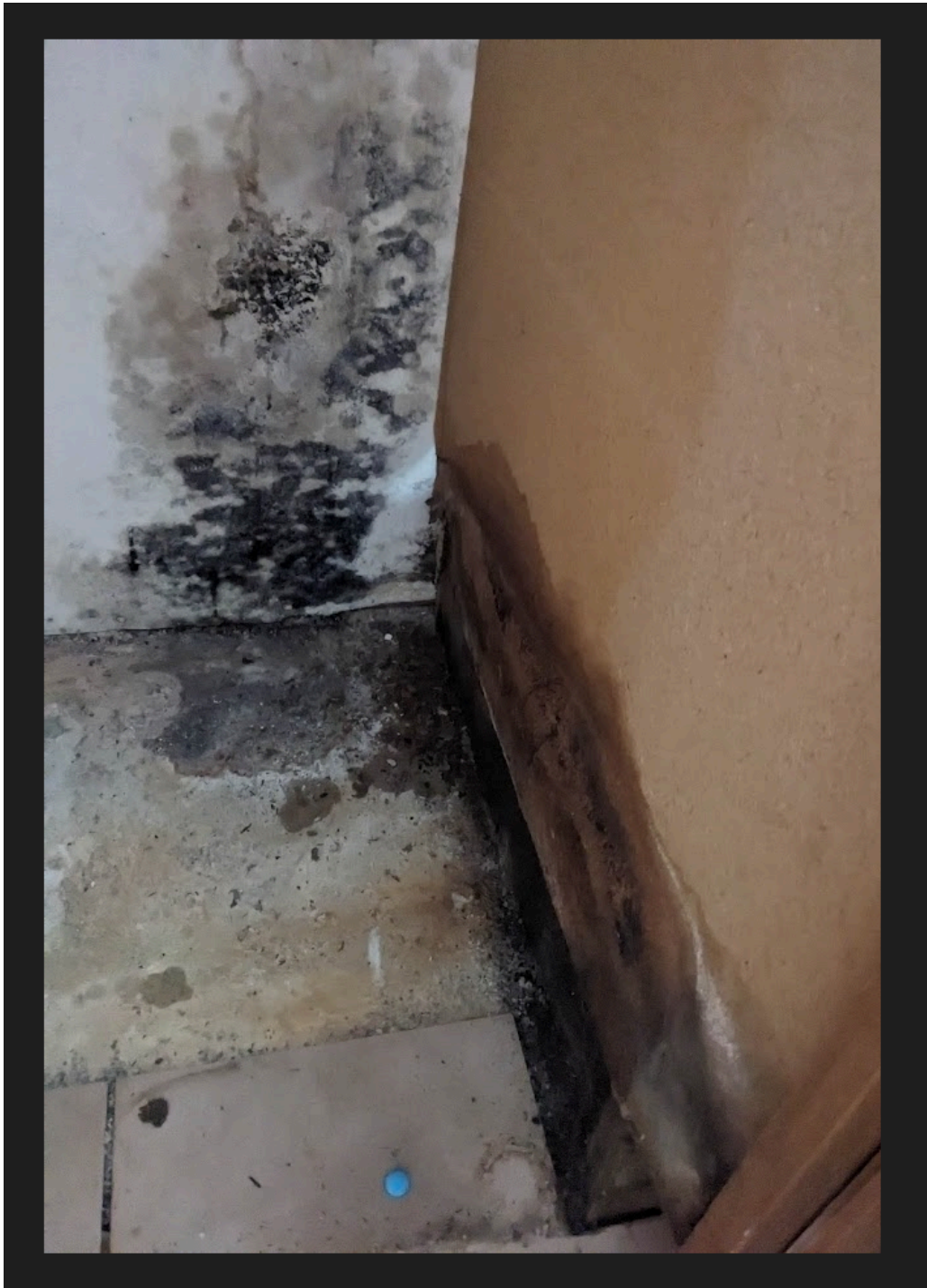
I am not asking you confirm or deny any condition.

I made the statement to you regarding a daily cough here in HB when we had our last visit. I authorize you to release this statement.

1 attachment

San Diego 1998.jpg

Showing 1 of 1






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May 30, 2024, 3:43 pm

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