T33 – Self-Representation and Court Attendance Notice Filed January 21 2025 – Transition to Pro Se Status

From: michael gasio (gasio77@yahoo.com)

To: srandell@hbpd.org; hnguyen2@fbi.gov; kyphat@yahoo.com; clerk@stevendsilverstein.com; martha.mosier@bhhscal.com

Cc: legal@hsfranchise.com; hansonle@bhhscaprops.com; lymyhoa@yahoo.com; angiemsandoval@gmail.com; attorneyrosiak@gmail.com; dennisrosas@bhhscaprops.com

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

Date: Saturday, October 18, 2025 at 12:19 PM PDT

T33 – Self-Representation and Court Attendance Notice

Filed January 21 2025 – Transition to Pro Se Status

about:blank 1/5

Summary

This record documents the formal substitution of attorney and transition of Michael Gasio to self-representation in the case *Phat L. K. Tran v. Michael Gasio* (Case No. 30-2024-01410991-CL-UD-CJC, Orange County Superior Court). The attached filing (T33.png) includes the Substitution-of-Attorney form (MC-050), proof of service by certified currier UPS, service to all parties signature required.

Key Facts

- Date Filed: January 21 2025
- Filed By: Michael Andrew Gasio (Pro Se Defendant)
- Served To: Phat K. Tran (Plaintiff), Steven D. Silverstein (Attorney of Record), and Berkshire Hathaway HomeServices.
- Service Method: Certified Mail Return Receipt Requested Signed by all recipients.
- Proof of Service Preparer: Jeremy Ryan Carpenter.

Event Narrative

about:blank 2/5

On Monday, January 20 2025, Michael Gasio appeared in court without counsel after attorney Rosiak's withdrawal. Unfamiliar with courtroom procedure, he observed proceedings as the plaintiff's substitute counsel, "Clint," sought to continue the matter upon not seeing prior counsel present in the hallway. The next day, Gasio returned to court, sat in the hallway, and formally assumed responsibility for his own defense. Certified copies of the substitution notice were sent by courier with signature confirmation to Phat Tran, Berkshire Hathaway HomeServices, and Steven D. Silverstein, establishing full notice of the change in representation.

Legal Significance

- Marks the official transition from represented to pro se status.
- Confirms all parties were lawfully notified per Cal. Civ. Proc. Code §285.
- Creates a verified paper trail for subsequent filings and correspondence in self-litigation.

Supporting Image



about:blank 3/5

	MC-050	ATTORNEY OR PARTY WITHOUT ATTEMPT'S Name State flar number, and address:	AOR COURT USE DILY
CASE NAME:	CASE NUMBER:	Michale Andrew Gasio	
Phat L.K. Tran vr Michael Gesio	30-2024-01410991-CL-UD-CJC	9432 Pier Dr.	
PROOF OF SERVICE BY MAIL Substitution of Attorney—Civil		Huntington Beach, CA 92646 TREPHONE NO: 559-287-9955 FAX NO: RUMONE EMAIL ROBRED (ON-WE)	
Instructions: After having all parties served by mail with the Substitution of Attomoy—Complete this Proof of Service by Mell. An <u>unsigned copy of the Proof of Service by Mell. An unsigned copy of the Proof of Service by Melloument. Give the Substitution of Attornoy—Civil and the compileted Proof of Servicepreventing yourself, someone else must mail those papers and sign the Proof of Service.</u>	tall should be completed and served with the ice by Mail to the clerk for filing. If you are a by Mail.	SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ACCUSAGE. 700 W Civic Center Dr MALES ACCUSED. 700 W Cicic Center Dr CIVY MAZE COOK Santa Ana, 92701	
 I am over the age of 18 and not a party to this cause. I am a resident of or employed residence or business address in (aposity): \$441 Atlanta, Ave. Hunlington P. 	In the county where the mailing occurred. My	DELICH MARIE CASE NAME	
OTTI ATTRAITS AVC. ITWANSION C. I served the Substitution of Attorney—Civil by enclosing a true copy in a sealed error		Phat L.K. Tran vr Michael Gasio	
and address is shown below and depositing the envelope in the United States mail with	n the postage fully prepaid,	SUBSTITUTION OF ATTORNEY—CIVIL (Without Court Order)	30-2024-01410991-CL-UD-CJC
(1) Date of mailing: (2) Place of mailing (oily and state).	estal Service		
l. I declare under penalty of perjury under the laws of the State of Califor	IFIED MAIL RECEIPT	THE COURT AND ALL PARTIES ARE NOTIFIED THAT (name):	makes the following substitutioney (name):
Jereny Kyan Carpenter zu ounitalit	FFICIAL BSE	2 New Jerni representative Party is representing self* Attor	reary (# applicable):
more on more conservation of the last	B. Years principles, and the prospersions.	9432 Pier Dr Huntington Beach CA	
NAME AND ADDRESS OF EACH PERSON T	Positive S Positive S Positive S	550, 297,0055	
a Name of person second: Stave Silverstein		d. Telephone No. (include area code): 3392319933 3. The party making this substitution is a plaintiff defendant	petitioner respondent other (speci
14351 Red Hill Ave G, Tustin, CA 92780			
14351 Red Hill Ave G, Tustin, CA 92780		*NOTICE TO PARTIES APPLYING TO REPRES - Guardian - Personal Representative - Conservator - Probate fiduciary - Trustee - Corporation	SENT THEMSELVES - Guardian ad Rem - Unincorporated association and cause. Use this form
14351 Red Hill Ave G, Tustin, CA 92780 c. Name of person served: Phat L.K. Tran d. Address (numbes, careet, et), and ZPP: 14411 Brookhurst St, Garden Grove, CA 92843 e. Name of person served:	MANT TYEN OF LUNST SIN	*NOTICE TO PARTIES APPLYING TO REPRES - Guardian - Personal Representative - Conservator - Probate fiduciary	SENT THEMSELVES - Guardian ad Rem - Unincorporated association and cause. Use this form
14351 Red Hill Ave G, Tustin, CA 92780 c. Name of person served: Phat L.K. Tran d. Address (number, circut, city, and Z0): 14411 Brockhurst St, Garden Grove, CA 92843 e. Name of person served: f. Address (number, street, city, and Z0):	MANT TYEN OF LUNST SIN	"NOTICE TO PARTIES APPLYING TO REPRES - Guardian - Personal Representative - Conservator - Probate fiduciary - Trustee - Corporation If you are applying as one of the parties on this list, you may NOT act a to substitute one afformey for another afformey. SEEK LEGAL ADVICE I	SENT THEMSELVES - Guardian ad liters - Unincorporated association ss your own attorney in most cases. Use this form BEFORE APPLYING TO REPRESENT YOURSELF. ATTORNEYS ex least sandstance. Feiture to take
14351 Red Hill Ave G, Tustin, CA 92780 c. Name of person served: Phat L.K. Tran d. Address (number, street, elly, and ZIP): 14411 Brookhaust St, Garden Grove, CA 92843 e. Name of person served: f. Address (number, street, city, and ZIP):	TART TYON OF LIVET STATES	"NOTICE TO PARTIES APPLYING TO REPRES - Guardian - Personal Representative - Conservator - Probate fiduciary - Trustee - Corporation If you are applying as one of the parties on this list, you may NOT act at to substitute one attorney for another attorney. SEEK LEGAL ADVICE E	SENT THEMSELVES - Guardian ad liters - Unincorporated association ss your own attorney in most cases. Use this form BEFORE APPLYING TO REPRESENT YOURSELF. ATTORNEYS ex least sandstance. Feiture to take
14351 Red Hill Ave G, Tuatin, CA 92780 c. Name of person served: Phat L.K. Tran d. Address (number, street, city, and ZIP): 14411 Brookhurst St, Garden Grove, CA 92843 e. Name of person served: f. Address (number, street, city, and ZIP): g. Name of person served: h. Address (number, street, city, and ZIP):	Postal Service TIFIED MAIL RECEIPT TO MINISTRATION OF THE SERVICE	*NOTICE TO PARTIES APPLYING TO REPRES - Guardian - Personal Representative - Conservator - Probate fiduciary - Trustee - Corporation If you are applying as one of the parties on this list, you may NOT act at to substitute one afforms for another attorney. SEEK LEGAL ADVICE if NOTICE TO PARTIES WITHOUT A party representing himself or herpitif may wish to see timely and appropriate action in titing case may result in Date: 01/21/2025	SENT THEMSELVES - Guardian ad liters - Unincorporated association ss your own attorney in most cases. Use this form BEFORE APPLYING TO REPRESENT YOURSELF. ATTORNEYS ex least sandstance. Feiture to take
14351 Red Hill Ave G, Tustin, CA 92780 c. Name of person served: Phat L.K. Train d. Address (number, street, city, and ZIP): 14411 Brookhurst St, Garden Grove, CA 92843 e. Name of person served: f. Address (number, street, city, and ZIP): g. Name of person served: h. Address (number, street, city, and ZIP): L. Name of person served:	Postal Service THECEIPT THE MAIL RECEIPT	"NOTICE TO PARTIES APPLYING TO REPRES - Guardian - Personal Representative - Conservator - Probate fiduciary - Trustee - Corporation If you are applying as one of the parties on this list, you may NOT act at to substitute one attorney for another attorney. SEEK LEGAL ADVICE is NOTICE TO PARTIES WITHOUT A A party representing himself or hergisti may what to see timely and appropriate action in title, case may result in	SENT THEMSELVES - Guardian ad liters - Unincorporated association ss your own attorney in most cases. Use this form BEFORE APPLYING TO REPRESENT YOURSELF. ATTORNEYS ex least sandstance. Feiture to take
14351 Red Hill Ave G, Tuatin, CA 92780 c. Name of person served: Phat L.K. Train d. Address (number, extreet, eity, and ZIP): 14411 Brookhurst St, Garden Grove, CA 92843 e. Name of person served: i. Address (number, street, city, and ZIP): g. Name of person served: h. Address (number, street, city, and ZIP): L. Name of person served: j. Address (number, street, city, and ZIP):	Postal Service TIFIED MAIL RECEIPT	"NOTICE TO PARTIES APPLYING TO REPRES - Guardian - Personal Representative - Conservator - Probate fiduciary - Trustee - Corporation If you are applying as one of the parties on this list, you may NOT act at to substitute one attorney for another attorney. SEEK LEGAL ADVICE is NOTICE TO PARTIES WITHOUT A A party representing himself or herpilif may wish to set timely and appropriate action in tide, case may result in 4. I consent to this substitution. Date: 01/21/2025 Michael Cisato	SENT THEMSELVES - Guardian ad Rivern - Unincorporated association as your own attorney in most cases, Use this form BEFORE APPLYING TO REPRESENT YOURSELF. ATTORNEYS to legist assistance, Faiture to take a serious legal consequences.
14351 Red Hill Ave G, Tustin, CA 92780 c. Name of person served: Phat L.K. Tran d. Address (number, circut, city, and ZIP): 14411 Brookhurst St, Garden Grove, CA 92843 e. Name of person served: 1. Address (number, street, city, and ZIP): 1. Name of person served: 1. Address (number, street, city, and ZIP): 1. Name of person served: 1. Address (number, street, city, and ZIP): 1. Name of person served: 1. Address (number, street, city, and ZIP): 2. Company of the city of the ci	Postal Service TIFIED MAIL RECEIPT Of Mary Property and	"NOTICE TO PARTIES APPLYING TO REPRES - Guardian - Personal Representiative - Conservator - Probate fiduciary - Trustee - Corporation If you are applying as one of the parties on this list, you may NOT act at to substitute one afformsy for another attorney. SEEK LEGAL ADVICE IS NOTICE TO PARTIES WITHOUT A party representing himself or hospillir may what to see timely and appropriate action in titing case may result in the consent to this substitution. 1. I consent to this substitution.	SENT THEMSELVES - Guardian ad liters - Unincorporated association as your own attorney in most cases, Use this form BEFORE APPLYING TO REPRESENT YOURSELF. ATTORNEYS a keigal assistance, Feiture to take a serious legal consequences.
Tustin, CA 92780 c. Name of person served: Phat L.K. Train d. Address (number, street, city, and ZIP): 1441 I Brookhurst St., Garden Grove, CA 92843 e. Name of person served: f. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP): [S. Name of person served: h. Address (number, street, city, and ZIP):]	Postal Service TIFIED MAIL RECEIPT TO	*NOTICE TO PARTIES APPLYING TO REPRES - Guardian - Personal Representative - Conservator - Probate fiduciary - Trustee - Corporation If you are applying as one of the parties on this list, you may NOT set at to substitute one afformsy for another attorney. SEEK LEGAL ADVICE is NOTICE TO PARTIES WITHOUT A party representing himself or herpitif may wish to see timely and appropriate action in tide, case may result in Date: 01/21/2025 Michael Gisto OTES OF THE SUBSTITUTION OF THE CONSERT HAME! 5. I consent to this substitution. Date: 1 consent to this substitution.	SENT THEMSELVES - Guardian ad Rivern - Unincorporated association as your own attorney in most cases. Use this form seyour own attorney in most cases. Use this form seyour own attorney in most cases. Use this form seyour own attorney in most cases. Use this form seyour own attorney in most cases. Use this form seyour own attorney in most cases. ATTORNEYS ok legal accidences.
Tustin, CA 92780 c. Name of person served: Phat L.K. Tran d. Address (number, arrest, city, and ZIP): 1441 I Brookhurst St. Garden Grove, CA 92843 e. Name of person served: f. Address (number, street, city, and ZIP): L. Name of person served: j. Address (number, street, city, and ZIP): L. Name of person served: j. Address (number, street, city, and ZIP): L. Name of person served: j. Address (number, street, city, and ZIP): L. Lat of names and addresses continued in attachment.	Costal Service TIFEED MAIL RECEIPT TO SECOND TO SERVICE SERVICE TO SECOND TO SERVICE SERVICE TO SECOND TO SERVICE SERVICE TO PART THE PERSON OF THE PERSON	*NOTICE TO PARTIES APPLYING TO REPRES - Guardian - Personal Representative - Conservator - Probate fiduciary - Corporation If you are applying as one of the parties on this list, you may NOT act at to substitute one attorney for another attorney. SEEK LEGAL ADVICE is NOTICE TO PARTIES WITHOUT A A party representing himself or herpitif may wish to set timely and appropriate action in this case may result in Date: 01/21/2025 Michael Gratio OTHER THANKS 5. I consent to this substitution. Date: 01/21/2025	SENT THEMSELVES • Guardian ad Rem • Unincorporated association as your own altorney in most cases. Use this form BEFORE APPLYING TO REPRESENT YOURSELF. ATTORNEYS ex legal consequences. (selective or revery)
Tustin, CA 92780 c. Name of person served: Phat L.K. Tran d. Address (number, arrest, city, and ZIP): 1441 I Brookhurst St. Garden Grove, CA 92843 e. Name of person served: f. Address (number, street, city, and ZIP): L. Name of person served: j. Address (number, street, city, and ZIP): L. Name of person served: j. Address (number, street, city, and ZIP): L. Name of person served: j. Address (number, street, city, and ZIP): L. Lat of names and addresses continued in attachment.	Postal Service TIFIED MAIL RECEIPT TO	*NOTICE TO PARTIES APPLYING TO REPRES - Guardian - Personal Representative - Conservator - Probate fiduciary - Trustee - Corporation If you are applying as one of the parties on this list, you may NOT set at to substitute one afformsy for another attorney. SEEK LEGAL ADVICE is NOTICE TO PARTIES WITHOUT A party representing himself or herpitif may wish to see timely and appropriate action in tide, case may result in Date: 01/21/2025 Michael Gisto OTES OF THE SUBSTITUTION OF THE CONSERT HAME! 5. I consent to this substitution. Date: 1 consent to this substitution.	SENT THEMSELVES - Guardian ad Riem - Unincorporated association as your over attorney in most cases. Use this form BEFORE APPLYING TO REPRESENT YOURSELF. ATTORNEYS ok legal assistance. Feiture to take n serious legal consequences. (SOURTURE OF FORMER ATTORNEY) (SOURTURE OF FORMER ATTORNEY)

about:blank 4/5

Cross References

- <u>T30 Tenant Message to Phat Tran (Post-Attorney Withdrawal)</u>
- T35 Certified Mail and Misstatement of Payment
- <u>Timeline January 2025 Court Transition Entry</u>



about:blank 5/5