

4:01 PM Time runs out

From: michael gasio (gasio77@yahoo.com)
To: kyphat@yahoo.com; srandell@hbgpd.org; hnguyen2@fbi.gov; clerk@stevensilverstein.com
Cc: aelkins@gmail.com
Date: Monday, October 20, 2025 at 07:22 PM PDT

SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
CIVIL DIVISION

CASE NO.: 2025-195
PLAINTIFF: Phat Tran
DEFENDANT: Michael Andrew Gasio

To: Hon. Maria D. Hernandez
Presiding Judge, Superior Court of Orange County

Your Honor,

I respectfully request that the enclosed materials and online evidence portal be reviewed and referred to the proper investigative authorities. I make no request for advice from the court and do not seek to influence any ongoing or future proceedings. As a retired public servant, my goal is simply to ensure that this matter receives appropriate legal examination.

The facts concern a landlord who issued a **written receipt for rent payment** under a signed contract with Berkshire Hathaway, then demanded additional payment to a **private account** twenty-one days later. Further, the landlord served a **three-day notice to vacate** on only one of three lawful residents without proper notice to the others, who had occupied the home continuously since 2022.

These acts appear to constitute **California Penal Code §470 (forgery), §484 (theft by false pretenses), and §532 (obtaining money by deceit)**, as well as **Civil Code §1946.1 violations** regarding improper service of notice to tenants. The supporting documents, correspondence, and certified mail records are preserved within the portal.

I have refrained from submitting this during the court’s active phase to avoid interference. Now that the review period has closed, I respectfully ask that your office forward the provided materials to the appropriate agencies for review under standard investigative procedure.

The evidence repository (“[OC Legal Portal](#)”) contains complete records, indexed exhibits, and contact logs with law enforcement and Berkshire Hathaway representatives. It may be accessed by authorized investigators at:

<https://gasiomirror.com>
Password is "law"

Certified UPS Evidence Deliveries 2025 Pro Se

#	Recipient / Agency	Destination City	Trac
1	Lt. Shawn Randall – HBPD	Huntington Beach CA	MMYVoN9S5FG5P
2	HB Police Dept Chief’s Office	Huntington Beach CA	MMYVoN9GKW AoU
3	District Attorney – Fraud Division	Santa Ana CA	MMYVoN9KVHS ZH
4	District Attorney – Main Office	Santa Ana CA	MMYVoN9JZAM 28

#		Recipient / Agency	Destination City	Trac
5		CA Comm. on Judicial Performance	San Francisco CA	MMYVoN9U1VFA 2
6		U.S. Attorney's Office – Central District	Los Angeles CA	MMYVoN9HVEGN 5
7		FBI – Public Corruption Unit	Los Angeles CA	MMYVoN9MB1W 2K
8		CA Dept. of Real Estate – Enforcement	Sacramento CA	MMYVoN9XHG2 DU
9		CA BAR – Office of Trial Counsel	Los Angeles CA	MMYVoN9BM8W 92
10		CA Dept. of Real Estate – Audit Division	Los Angeles CA	MMYVoN9QoDT 21
11		Hon. Carmen D. Snuggs-Spraggins – O.C. Superior Court	Santa Ana CA	MMYVoN9A XBJ 14
12		Chief of Real Estate Enforcement – State of CA	Sacramento CA	MMYVoN9P7JG PK
13		Investigator J. White – CA Dept. of Real Estate	Burbank CA	MMYVoN9KRGK DM
14		HB Police Dept – Evidence Unit	Huntington Beach CA	MMYVoN9613P GS

All parties, including the police department and district attorney's office, have received hard copies and digital access notices.

Letter to Presiding Judge Hernandez

This transmission fulfills my obligation to disclose and maintain transparency under the Pro Se discovery process.

Sincerely,

Michael Andrew Gasio
Retired California Public Schools Principal
Huntington Beach, California 92646

October 21, 2025

4:01 P.M.

The Honorable Maria D. Hernandez
Presiding Judge, Superior Court of California, County of Orange

Via proper filing and service on all parties

RE: ADMINISTRATIVE REQUEST AND NOTICE REGARDING EVIDENCE PORTAL FOR [CASE NAME] – [CASE NO.]

Dear Presiding Judge Hernandez:

I am Michael Andrew Gasio, proceeding *pro se* and a retired 72 year old former Public School Principal / Vice Principal/ Teacher.

I seek administrative guidance to ensure compliance with rules against ex parte communications while preserving a clean record. I am not asking the Court to decide the merits in this letter.

Purpose

- To notice the Court that all documentary and media evidence is centralized in a time-stamped, read-only web portal and has been served on all parties.
- To request direction on how to lodge the portal as a courtesy copy and how to reference it at hearings without violating local rules.
- To memorialize a brief timeline relevant to discovery, counsel withdrawal, and preservation of records.

Evidence portal

URL: [OC Legal Portal — Authorized Access](#)

Access: [law]

Scope: Read-only repository with page-level tags, hash values, and automatic version history.

OC Legal Portal — Authorized Access



The portal is organized for courtroom use and contains:

- Contracts in dispute (three contracts) and a move-out / account transfer sequence with ledgers and bank records.
- Receipts including a written receipt for June, plus rent and deposit records.
- Service log: UPS/USPS tracking, recipient list, proof of hard-copy service on PD/DA where applicable, and email service to all parties.
- Notices offering one month of free access to the portal; each page publication was CC'd to all parties and is logged with timestamps.
- Chronology of investigated conduct through the close of the investigation window on [date].
- Statutory index cited in pleadings, including 18 U.S.C. §§ 1341/1343, 1961–1964 and California authorities referenced in filings. Any reference to “RICO” is limited to legal theories pled or to be pled; no ex parte merits argument is made here.
- Audio, images, and metadata where lawfully collected, with chain-of-custody notes.

Procedural posture and timeline (condensed)

- Parties executed the three contracts at issue. Key terms and payment schedules are indexed as Exhibits A–C.
- Alleged transfer of tenant funds to a private account following issuance of a written receipt for June; supporting ledgers and communications are Exhibits D–F.
- Investigation window opened; records preservation notices sent. Window closed on
- Prior counsel retained for \$8,000. Counsel noticed intent to withdraw; withdrawal completed by mail the night before the jury trial setting, leaving me to proceed *pro se*. Proof of service and correspondence are Exhibits G–H.
- From to present: All filings, discovery, and service events mirrored to the portal and served on all parties.


Requests for administrative direction

1. Permission to lodge the portal URL and a read-only offline copy with the Clerk as a *courtesy copy for chambers*, tied to [Case No.].
2. Guidance on citing specific portal exhibit IDs on the record at hearings and in briefs, consistent with the California Rules of Court and local e-filing rules.
3. Confirmation that future updates will be noticed via service list and monthly portal digest to avoid any ex parte concern.
4. Any additional steps the Court prefers for chain-of-custody or authenticity, including stipulations under Evidence Code §§ 1400–1421 or motions in limine.

Service and compliance

I certify that this letter and the portal link have been served on all counsel and parties. A current service list and tracking numbers appear below and within the portal.

Recipient	Role	Method	Tracking / Proof	Date
-----------	------	--------	------------------	------



Michael Gasio

From: gasio77@yahoo.com

To: Shawn Randell, hnguyen2@fbi.gov

Cc: Phat Tran, clerk@stevensilverstein.com, legal@hsfranchise.com, Hanson Le, Anna Ly, angieandoval@gmail.com, Richard Rosiak, dennisrosas@bhscaprops.com

Bcc: Helder Pinheiro, Andrew Elkins

MASTER CHARGING MATRIX – FULL EXPANDED REFERRAL LIST

Guidance:

- This matrix lists all federal and state codes that could be charged from the documented acts of fraud, extortion, obstruction, elder abuse, and consumer deception found in Open AI and i pages.
- Each offense cross-indexes to exhibits and timelines in the portal (T1–T25, C7, ros.pdf, and related attachments).
- Federal priority: RICO (§1962), Wire/Mail Fraud (§1343/§1341), Money Laundering (§1956), and Obstruction (§1512).
- State priority: Extortion (§518), Forgery (§470), Elder Abuse (§368), and Attorney Deceit (B&P §6128).
- Civil overlay ensures recovery under UCL (§17200), Elder Abuse (§3345), and Consumer Fraud (15 U.S.C. §45).

Level I – Federal Felony (Primary / Predicate)

Closing

I am committed to strict adherence to Court procedures. I will follow whatever filing pathway the Court directs. Thank you in advance for providing administrative guidance.

Respectfully submitted,

Michael Andrew Gasio

9432 Pier Dr Huntington Beach Ca 92646

Notice: This correspondence is intended as an administrative request regarding handling of evidence and service. It does not advocate merits, and it has been served on all parties.



