

On May 28, 2024, a certified package containing legal notice and documentary evidence was sent to Berkshire Hathaway HomeServices Headquarters Legal Department, located at 18500 Von Karman Avenue, Suite 400, Irvine, California 92612, the same address where Chief Counsel David S. Beard maintains operations for BHHSC. 30 days before revenge eviction by Dr. Tran

From: michael gasio (gasio77@yahoo.com)

To: srandell@hbpd.org; hnguyen2@fbi.gov; legal@hsfranchise.com; angiemsandoval@gmail.com; dennisrosas@bhhscaprops.com; martha.mosier@bhhscal.com

Cc: kyphat@yahoo.com; hansonle@bhhscaprops.com; clerk@stevensilverstein.com; lymyhoa@yahoo.com; attorneyrosiak@gmail.com; evictions@stevensilverstein.com; richardrosiak@yahoo.com

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

Date: Saturday, October 18, 2025 at 01:49 PM PDT

T34 – Notice to Berkshire Hathaway Legal Department

Certified Mailing – May 2024 (Irvine, CA Headquarters)
Fraud and Counterfeiting with public seal at work.

David Beard - SVP, General Counsel - HSF Affiliates LLC

Irvine, California, United States · SVP, General Counsel · HSF Affiliates LLC

Experience · **SVP, General Counsel** · Vice President, Corporate Counsel · Associate General Counsel · Vice President, Corporate Counsel · Attorney
· Accountant · student

Summary

On May 28, 2024, a certified package containing legal notice and documentary evidence was sent to **Berkshire Hathaway HomeServices Headquarters Legal Department**, located at **18500 Von Karman Avenue, Suite 400, Irvine, California 92612**, the same address where Chief Counsel **David S. Beard** maintains operations for BHHSC. This constituted the

first direct notice to Berkshire Hathaway's corporate legal division of alleged fraud, forgery, and contractual interference related to the Huntington Beach property leased by Dr. Phat Tran.

Purpose of Notice

- To advise Berkshire Hathaway's corporate counsel that multiple franchise agents had participated in or ignored verified fraud concerning property management and lease handling.
- To provide a complete record of certified communication for use in RICO documentation showing that the parent company had direct and contemporaneous notice of the misconduct.
- To place the corporation on legal notice that destruction or suppression of this correspondence may constitute *obstruction of justice* or *destruction of evidence* under federal law.

Mailing Details


- **Date Mailed:** May 28, 2024
- **Destination:** 18500 Von Karman Ave, Suite 400, Irvine, CA 92612
- **Additional Recipients (same day):** Huntington Beach City Attorney, Ethos Property Management, and Berkshire Hathaway Huntington Beach office.
- **USPS Tracking:** 9534 9148 8276 4149 9359 06 (Irvine destination)
- **Method:** Certified Mail with Signature Confirmation
- **Total Postage:** \$51.65 (four separate mailings, all signed for on delivery)


Supporting Evidence

- **T34-A:** Mailing label and address to Berkshire Hathaway Legal Department (Irvine HQ).
- **T34-B:** USPS receipt confirming certified mail sent May 28, 2024 with matching tracking numbers.

This mailing is critical in establishing early corporate awareness. By receipt of this notice, Berkshire Hathaway's Legal Department was lawfully informed of the fraud allegations before eviction proceedings advanced. Failure to preserve or produce this correspondence constitutes spoliation and strengthens the federal RICO claim under *18 U.S.C. §§1961–1964* and related obstruction statutes.

Evidence Images

 The State Bar of California

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Attorney Profile

David Scott Beard #181904

License Status: Active

Address: HSF Affiliates LLC, 18500 Von Karman Ave Ste 400, Irvine, CA 92612-0511
Phone: 949-794-7900 | Fax: 949-794-7037
Email: Not Available | Website: <https://www.linkedin.com/in/dsbeard/>

[More about This Attorney ▼](#)

License Status, Disciplinary and Administrative History

The table below shows an attorney's license status changes, disciplinary actions, and administrative actions. Some administrative suspensions are subject to automatic removal from the attorney profile page pursuant to the State Bar's [policy on removal of administrative actions](#). Administrative suspensions are non-disciplinary actions resulting from noncompliance with administrative requirements, such as the requirement to pay licensing fees or comply with Minimum Continuing Legal Education. Administrative suspensions that meet the criteria in the State Bar's [policy on removal of administrative actions](#) would not be displayed below.

Date	License Status ⓘ	Discipline ⓘ	Administrative Action ⓘ
Present	Active		
4/22/1996	Admitted to the State Bar of California		

Additional Information:

- [About the disciplinary system](#)

[Michael Gasio

Attachments Doc #1 City

**Berkshire Hathaway HomeServices Headquarter
Legal Department
18500 Von Karman Ave Suite 400
Irvine, CA 92612**

First Contact

Doc #2 City

Mr. Hanson Le
Berkshire Hathaway HomeServices
Huntington Beach, CA

Dear Mr. Le,

Re: Unlawful Eviction Actions and Fraudulent Activities

I am writing to address a series of unlawful and fraudulent actions regarding my tenancy at

I am writing to address a series of unlawful and fraudulent actions regarding my tenancy at [Property Address]. Despite my consistent efforts to communicate and resolve these issues, your responses have been evasive, and your actions have continued to undermine my rights as a tenant. This letter is to formally notify you of my intentions to pursue legal action based on the following points:

Doc #3 City



HUNTINGTON BEACH
5771 WARNER AVE
HUNTINGTON BEACH, CA 92647-9998
(800) 275-8777

05/28/2024

03:41 PM

Product	Qty	Unit Price	Price
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USPS Grnd Advtg	1		\$8.95
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Irvine, CA 92612

Weight: 1 lb 2.10 oz

Estimated Delivery Date

Thu 05/30/2024

Tracking #:

9534 9148 8276 4149 9359 06

Insurance	\$0.00
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Up to \$100.00 included

Signature	\$4.15
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Confirma

Total	\$13.10
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USPS Grnd Advtg	1	\$8.20
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Burbank, CA 91505

Weight: 1 lb 00.00 oz

Estimated Delivery Date

Thu 05/30/2024

Tracking #:

9534 9148 8276 4149 9359 20

Insurance	\$0.00
Up to \$100.00 included	
Signature	\$4.15
Confirm	
Total	\$12.35
USPS Grnd Advtg 1	\$8.95
Huntington Beach, CA 92649	
Weight: 1 lb 2.70 oz	
Estimated Delivery Date	
Thu 05/30/2024	
Tracking #:	
9534 9148 8276 4149 9359 44	
Insurance	\$0.00
Up to \$100.00 included	
Signature	\$4.15
Confirm	
Total	\$13.10
USPS Grnd Advtg 1	\$8.95
Huntington Beach, CA 92648	
Weight: 1 lb 2.00 oz	
Estimated Delivery Date	
Thu 05/30/2024	
Tracking #:	
9534 9148 8276 4149 9359 68	
Insurance	\$0.00
Up to \$100.00 included	
Signature	\$4.15
Confirm	
Total	\$13.10
Grand Total:	\$51.65

Cross References



Leadership Team

About

The Leadership Team at Berkshire Hathaway HomeServices is responsible for setting the strategic direction of the company and ensuring alignment across all operational areas. Leveraging expertise in corporate governance, finance, diversity, and marketing, this team drives initiatives that enhance the brand's market presence, foster a culture of inclusion, and optimize network services to deliver exceptional value in the residential real estate sector.

People (8)



Becky Gloriod

President– The Becky Gloriod Partners



David Beard

VP, Corporate Counsel



Kristen Close

Licensed Realtor



Mike Fortes

VP, Solution Strategy



Rosalie A. Warner

SVP, Network Services



Steven Ladd

SVP & Chief Financial Officer



Teresa P. Smith

VP, Diversity & Inclusion



Wendy Durand

VP, Global Marketing & Communications

- [T35 – Certified Mail & Misstatement of Payment](#)
- [Timeline – May 2024: Legal Notice to Corporate Counsel](#)
- [Actors Index – Berkshire Hathaway HomeServices](#)





10/25/25, 7:29 PM

Yahoo Mail - On May 28, 2024, a certified package containing legal notice and documentary evidence was sent to Berkshire Hathaway HomeServices Headquarters Legal Departme...