

No. 24 - 799

**IN THE  
SUPREME COURT OF THE UNITED STATES**

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Hanh Ho Tran

Petitioner

v.

Parkway Condominiums I Homeowners Association Inc.

Respondent

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On Petition for Writ of Certiorari  
To The Court of Appeals of Colorado

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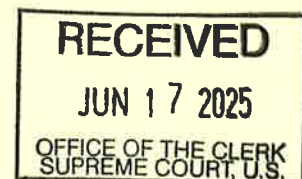
**PETITION FOR REHEARING**

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Hanh Ho Tran

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June 12, 2025





## QUESTIONS PRESENTED

- A. Whether Parkway Condominiums I Homeowners Association, Inc. violated the law by using illegal name to file lawsuits and on legal administration documents.
- B. Whether Parkway Condominiums I Homeowners Association, Inc. violated Colorado Common Interest Ownership Act and Due Process of the 5th Amendment by not providing a notice for foreclosure in a foreclosure action.
- C. Whether the Resolution of Parkway Condominiums I Homeowners Association, Inc Regarding Policy and Procedures for Collection of Unpaid Assessments of Parkway Condominiums I Homeowners Association, Inc., particularly Provision 9. Application of Payments, (signed on Nov 19, 2013 and effective Jan 1, 2014) was malicious policy.
- D. Whether Parkway Condominiums I Homeowners Association, Inc. violated Colorado Rules Civil Procedure 11.
- E. Whether the Declaration for Parkway Condominiums I's Section 5.1 Create of Lien and Personal Obligation for Assessments, where the last statement states that "...'no offsets' or reduction thereof shall be permitted by any reason including, without limitation, any claim that the Association or the Executive Board is not properly exercising its duties and powers under this Declaration'." violated CCIOA and Petitioner 's Equal Protection Rights of the 14th Amendment and Due Process of the 5th Amendment.

F. Whether Colorado Court of Appeals erred by not holding Denver District Court accountable for its legal errors to refuse to acknowledge Parkway Condominiums I Homeowners Association Inc's violations of the law.

G. Whether Colorado Supreme Court agreed with the Court of Appeals' opinion issued on Aug 24, 2023 by denying Hanh Ho Tran's certiorari.

## **PARTIES TO THE PROCEEDING**

The Petitioner, Hanh Ho Tran was the Defendant Pro Se in the District Court, case no. 2021CV30547, from the date of the District Court Judge J Eric Elliff's Pretrial Order Oct 12, 2021.

Before that, Defendant had attorney Daniel J. Zolniko and the Law Firm Brandon R. Ceglian P.C. representing Hanh Ho Tran. And then attorney Brandon R. Ceglian substituted for attorney Daniel J. Zolniko and then he filed a motion for withdraw on Jun 21, 2021 and the Court approved the motion on Aug 2, 2021.

After attorney Ceglian withdrew, Defendant's attorney J Aaron Atkinson at the Hackstaff & Snow LLC filed motion entry of appearance on Sept 28, 2021 and then he filed motion for withdraw on Oct 6, 2021. The court granted the motion on Oct 8, 2021.

And Hanh Ho Tran was the Appellant Pro Se in the Court of Appeals, case no. 2022CA880 and the Petitioner Pro Se in the Supreme Court, case no 2023SC725.

The Parkway Condominiums I Homeowners Association, Inc. ("Association", "HOA") was the Plaintiff in the District Court and the Appellee in the Court of Appeals and the Respondent in the Supreme Court. Attorney Kate M. Leason and attorney Jeffery B. Smith of Altitude Community Law P.C. were Association attorneys in the Denver District Court. And attorney Kate M. Leason was Association attorney in for both Colorado Court of Appeals and Supreme Court cases.

## STATEMENT OF RELATED PROCEEDING

- Plaintiff PARKWAY CONDOMINIUMS I  
HOMEOWNERS ASSOCIATION, INC.  
Plaintiff attorneys Amanda K. Ashley  
Altitude Community Law, P.C.  
v.  
Defendant(s): Hoanh Van Tran and Hahn Ho  
Tran  
Defendant attorney Daniel J. Zolniko for Hanh  
Ho Tran
  - Colorado Denver County Court, case no.  
2019C61529
  - Transcript Nov 15, 2019
- Plaintiff HANH HO TRAN Pro Se  
v.  
Defendant PARKWAY CONDOMINIUMS I  
HOMEOWNERS ASSOCIATION, INC.  
Defendant Attorney Steven E. Dinsenbacher  
Attorney Jeffrey B. Smith, substitute for  
Steven E. Dinsenbacher  
Altitude Community Law P.C.
  - Denver District Court, case no.  
2021CV500
  - Denver District Court's order on Jan 6,  
2022
  - No transcript
- Plaintiff HANH HO TRAN Pro Se  
v.

Defendant Blue Ribbon Home Warranty  
Defendant attorney Jon T. Bradley  
Bradley Devitt Hass & Watkins, P.C.

- Denver District Court, case no.  
2021CV501
- Denver District Court's order on Feb 23,  
2022
- No transcript

(note: Case 2021CV30547 and 2021CV501 were assigned to District Judge Elliff. Since case 2021CV500 was related to case 2121CV30547, Chief Judge of the District Court Michael A. Martinez and District Court Judge Alex C Myers re-assign this case 2021CV500 to Judge Elliff. Ref Judge Myers' Order Re: Related Case, case 21CV500, filed on Dec 1, 2021 and Chief Judge Martinez's Order Of Reassignment, case 21CV500, filed on Dec 2, 2021.

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## PETITION FOR REHEARING

To Justices of Supreme Court of the United States:

### INTRODUCTION

Pursuant to Supreme court Rule 44, Hanh Ho Tran respectfully petition the Court for rehearing of the Court's order denying my petition for writ of certiorari on May 19, 2025, Hanh Ho Tran v. Parkway Condominiums I Homeowners Associations Inc., case no. 24-799. This petition for rehearing is filed within 25 days of this Court's decision in this case.

Petitioner Hanh Ho Tran represent myself in this case and I'm not an attorney. The rules of the United States Supreme Court are complicated; therefore, I'm reserving my rights in this matter.

Petitioner Hanh Ho Tran bring this matter with the Highest Court of the Land where this Court has the authority to make the decision based on the law with fairness.

We are all immigrants. One of our dream is to own a home. For decades, homeowners have filed petitions for writ of certiorari with the Highest Court of the Land regarding the corruption in HOAs, National Homeowners Association, and its associates, at state and federal levels, but the Court overlooked these matters.

This case is about the Parkway Condominium I Homeowners Association, Inc. ("Association", "HOA") breached the agreement of the Declaration, violated the law and its own Collection Policy, and abused its authority that

lead to courts' legal errors and the foreclosure of Hanh Ho Tran's Property.

### GROUND'S FOR REHEARING

On May 19, 2025, the Court denied Hanh Ho Tran's Petition For Writ Of Certiorari, case no. 24-799, because the Highest Court of the Land couldn't answer the questions presented in this case, or even if the Court could answer them and how the Court answered the questions presented in this case (Ref Questions Resented page# i-ii), the Court did create new precedent concerning substantive law which the Court violated the constitution.

1. This Court refused to rule out the lower courts, HOA, County, and mortgage lender that they violated the law and didn't comply with the courts' rules by using illegal names on legal documents inside and outside of the courts like: Petitioner illegal name / incorrect name in lawsuits, liens, courts' caption of pleadings, courts' e-service of court orders with wrong mailing address (Ref to case no. 2019C61529, 2021CV30547, 2021CV500, and 2021CV501, 2022CA0880, 2023SC725, and 24-799). The HOA couldn't find even one authority case allowed to use illegal name in lawsuit and legal documents to support the HOA's lawsuits.

According with the law, legal name is the officially registered name of the person. The name that identifies a person for legal administrative and other official purpose. Overview, it is a crime to use a fictitious name or address on legal or court documents, especially if it's done with the intent to defraud or deceive. Federal law, specifically 18 U.S.C. Section 1342. Fictitious name or address (this section includes any scheme or device mentioned in section

1341. Frauds and swindles of this title), criminalizes the use of fictitious names, addresses, or titles for the purpose of conducting, promoting, or carrying on a unlawful scheme or business.

2. Furthermore, this Court also refused to rule out the lower courts and HOA's violation of the Colorado Rule Civil Procedure Rule 11 (Signing and Pleading, "C.R.C.P. 11"), Colorado Common Interest Ownership act ("CCIOA", specifically for C.R.S. 2021), Petitioner's 14th Amendment Section 1 Equal Protection, the Fifth Amendment Due Process, the agreement of the Declaration, and its own Resolution of Parkway Condominiums I Homeowner Association, Inc Regarding Policy and Procedures for Collection of Unpaid Assessments of Parkway Condominiums I Homeowners Association, Inc., (signed on Nov 19, 2013 and effective Jan 1, 2014 ("Collection Policy"), particularly paragraph 9. Application of Payments. Ref to case no. 2019C61529, 2021CV30547, 2021CV500, and 2021CV501, 2022CA0880, 2023SC725, and 24-799.

3. And the Court also refused to rule out the lower courts and HOA's violation the law by deleting courts' documents and trial evidences, and didn't notify Hanh Ho Tran lower court orders and HOA's pleadings... Ref to case no. 2019C61529, 2021CV30547, 2021CV500, and 2021CV501, 2022CA0880, 2023SC725, and 24-799.

And note: Hanh Ho Tran's three motions with attachments dated and submitted via U.S. priority mail on Dec 10, 2024, Feb 10, 2025, and May 2, 2025 weren't filed and uploaded with this Court. And there were no forms attached to this Court Clerk's letter dated Feb 14, 2025 as it stated in the letter. Ref to case no. 24-799.

Overview, under U.S.C. Section 2071, titled "Concealment, removal, or mutilation generally," makes it a crime to intentionally and unlawfully conceal, remove, mutilate, obliterate, destroy, or falsify records or documents filed or deposited with a U.S. court or public office. The statute also applies to those who have custody of such records and engage in similar actions. Violations carry potential penalties, including fines, imprisonment, and disqualification from holding public office.

As Petitioner Hanh Ho Tran indicate above, the Court denied Hanh Ho Tran's petition for writ of certiorari on May 19, 2025, case no. 24-799, just because the Court couldn't answer the questions presented in this case, or even if the Court could answer them and how the Court answered the questions presented in this case (Ref Questions Resented page# i-ii), the Court did create new precedent concerning substantive law which the Court violated the constitution.

### CONCLUSION

Homeownership is a dream for all of us. As the number of HOAs is increased in the country rapidly, this Court should not overlook the corruption in HOAs, National Homeowners Association, and its associates. It's a myth if this Court think that HOAs just collect the assessment fees for maintaining the common areas only. What other benefits are there for HOAs, National Homeowners Association?

This Court should grant Petitioner Hanh Ho Tran's petition for rehearing and petition for writ of certiorari date Jan 17, 2025, and order Respondent Parkway

Condominiums I Homeowners Association, Inc. for its response.

Dated: June 12, 2025

Respectfully submitted,

A handwritten signature in cursive script that reads "Hanh Ho Tran". The signature is written in dark ink and is positioned above a horizontal line.

---

Hanh Ho Tran, Petitioner

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**CERTIFICATE OF PARTY UNREPRESENTED BY  
COUNSEL**

I, Hanh Ho Tran, hereby certify that the grounds for this petition for rehearing are specified in Rule 44 and presented in good faith and not for delay.

Dated: Jun2 12, 2025

Respectfully submitted,

A handwritten signature in cursive script that reads "Hanh Ho Tran". The signature is written in dark ink and is positioned above a horizontal line.

---

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