



# CITIZEN CRIME REPORT

DISTRICT COURT  
**FILED**

JAN 29 2025

DON NEWBERRY, Court Clerk  
STATE OF OKLA. TULSA COUNTY

(FOLD HERE)

CV-2024-2320

This report form permits you to quickly and easily report a crime in which you have been a victim. This report will be reviewed by a police officer. If any other information is needed the Tulsa Police Department will contact you.

### — DIRECTIONS —

1. PLEASE PRINT OR TYPE. DO NOT USE PENCIL.
2. ANSWER ALL QUESTIONS.
3. WHEN FINISHED, FOLD ON DOTTED LINES,  
STAMP,  
MAIL, OR BRING TO ADDRESS BELOW.

(FOLD HERE)

January 29, 2025 C/O Dennis Larson  
CV-2024-2320 Tulsa Chief of Police

PLACE  
STAMP  
HERE

Victim: August Wakat  
Suspect: "Fast Eddie"  
'Side Arm Jack'

**TULSA POLICE DEPARTMENT  
600 CIVIC CENTER  
TULSA, OK 74103-3822**

16 pages

(TAPE HERE)



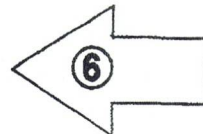




**ADDITIONAL PROPERTY LOSS:**

6					
7					
8					
9					
10					
11					
12					
13					

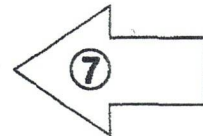
**HAVE ANY OTHER REPORTS BEEN MADE ON THIS CRIME?**



NO

YES—IF YES, BY WHOM →  Police Officer  Yourself *See Tulsa County Case CV - 2024 - 2320*

**DID YOU OR SOMEONE ELSE SEE THE SUSPECTS COMMIT THE CRIME?**

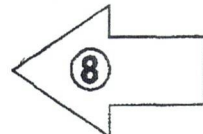


Yes  No

**LIST EVERYONE THAT SAW OR MAY HAVE INFORMATION ABOUT THE CRIME:**

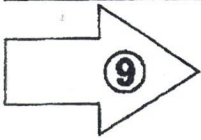
1. Judge <sup>(NAME)</sup> *Inacey Priddy* <sup>(ADDRESS)</sup> *500 S. Denver Ave., Room 507* <sup>(PHONE)</sup>
2. *Tulsa OK 74103 Case # CV - 2024 - 2320*
3. \_\_\_\_\_

**WHO ARE THE SUSPECTS?**



#1	LAST NAME, FIRST NAME, INITIAL <i>"Fast Eddie"</i>			ADDRESS <i>23610 East Admiral Catoosa, OK 74015</i>		RACE <i>PL</i>	SEX	AGE
	HEIGHT	WEIGHT	EYE COLOR	HAIR COLOR	PANTS COLOR	SHIRT COLOR	HAT COLOR	
#2	LAST NAME, FIRST NAME, INITIAL <i>"Side Arm Jack"</i>			ADDRESS <i>23610 East Admiral Catoosa, OK 74015</i>		RACE <i>PL</i>	SEX	AGE
	HEIGHT	WEIGHT	EYE COLOR	HAIR COLOR	PANTS COLOR	SHIRT COLOR	HAT COLOR	
#3	LAST NAME, FIRST NAME, INITIAL			ADDRESS		RACE	SEX	AGE
	HEIGHT	WEIGHT	EYE COLOR	HAIR COLOR	PANTS COLOR	SHIRT COLOR	HAT COLOR	
SUSPECT'S CAR		YEAR	TYPE	# DOORS	COLOR	TAG NUMBER	OTHER	





**DESCRIBE EXACTLY WHAT HAPPENED. INCLUDE ALL DETAILS OF THE CRIME.**

**EXAMPLE:** I woke up at 8:00 AM and found my car had been broken into. They broke my left front window with a rock to get in. They stole my stereo and tapes. My neighbor saw two men in my car at 7:00 AM.

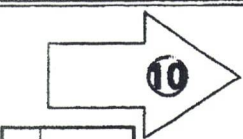
This example tells: WHEN it happened  
WHO did it

WHO saw them  
HOW they did it

WHAT was stolen or damaged  
WHAT they used to do it

1. Filed on 01-23-2025 Plain tiffs Brief in Support of allegations of Reporting Mail Fraud / Certificate of Mailing.
2. Filed on 01-27-2025 citizen Crime Report mailed to Tulsa County Court Clerk. (MISSING page 2 of 3)
3. Email dated 01-24-2025 from Andrew Shank acknowledging the crimes being committed by his clients supposedly employees "Fast Eddie" and "Side Arm JACKS" actions of destroying locks and theft on the premises of Sec. 4, T-19, R 15 E, City of Tulsa Ordinance # 20244.
4. Certificate of Service, dated January 19 2025 "Fast Eddie", Subject: Citizens Crime Report, & Notice of property violations.

Attachments: (01-23-25 Plaintiffs Brief) (01-27-25 Citizens Crime report) (01-24-25, Email, Andrew Shank) 01-19-25, Certificate of Service "Fast Eddie"



Please Investigate the alterations of record in Case CV - 2024-2320, CV - 2023-1583 involving Fair Oaks Township, OK

**YOUR SIGNATURE**

I AM THE VICTIM OR AGENT OF THE VICTIM OF THE CRIME. THE INFORMATION IN THIS REPORT IS TRUE. **I WILL ASSIST** IN THE PROSECUTION OF THOSE PERSONS RESPONSIBLE FOR THE CRIME.

*Arjaah*  
SIGNATURE

JAN 29, 2025  
DATE

**WARNING:** It is a violation of both city and state criminal codes to willfully make a false police report.

COMPLAINT NUMBER

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_





# IN THE DISTRICT COURT OF TULSA COUNTY STATE OF OKLAHOMA

AUGUST WAKAT, )  
Plaintiff, )  
v. )  
HENRY WINN, LINDA WINN, )  
and LAMAR ADVERTISING )  
COMPANY, )  
Defendants. )  
(Related matter: Wagoner County )  
Case No. SC-2024-83) )

Presiding Judge Tracey L. Priddy

Case No. CV-2024-2320

Jury Trial Demanded

DISTRICT COURT  
**FILED**

JAN 23 2025

DON NEWBERRY, Court Clerk  
STATE OF OKLA. TULSA COUNTY

## PLAINTIFF'S BRIEF IN SUPPORT OF ALLEGATIONS OF REPORTING MAIL FRAUD

(Re: Mail Returned to Sender / Missing ZIP Codes / Violation of Civil Procedure and Due Process)

### I. INTRODUCTION

COMES NOW the Plaintiff, **August Wakat** (hereinafter "Plaintiff"), appearing pro se, and submits this Brief in Support of Allegations of Reporting Mail Fraud, referencing:

1. **Wagoner County Case No. SC-2024-83** (dated November 12, 2024), and
2. **Tulsa County Case No. CV-2024-2320** (current case).

Plaintiff alleges that critical mail addressed to Plaintiff in both matters was returned to sender due to **missing ZIP codes**, thereby hindering proper notice and service. Plaintiff further contends that these issues violate **Oklahoma civil procedure** (specifically referencing Title 12 Rule 10), and infringe upon Plaintiff's due process rights under the **U.S. Constitution**, Article VI, Clause 3.

### II. STATEMENT OF FACTS

#### 1. Background of the Two Cases

- **Wagoner County Small Claims Case SC-2024-83**: Filed on or about November 12, 2024.
- **Tulsa County Civil Case CV-2024-2320**: The present litigation involving Defendants Henry Winn, Linda Winn, and Lamar Advertising Company.

## 2. Returned Mail

- Mailings in **both** cases were addressed to Plaintiff but returned to sender, allegedly due to **missing ZIP codes** on the envelopes.
- See **Exhibit 1** (Return-to-Sender envelope from SC-2024-83) and **Exhibit 2** (Return-to-Sender envelope from CV-2024-2320).

## 3. Impact on Plaintiff's Due Process Rights

- Plaintiff contends these mailing errors prevented timely receipt of critical documents and notices, thus impeding Plaintiff's ability to respond or appear as required.
- Plaintiff alleges that despite these return-to-sender issues, the courts in **both** counties proceeded without adequately addressing or correcting these mailing defects, effectively disregarding Title 12 Rule 10 of Oklahoma's civil procedure rules.

## 4. Allegations of Mail Fraud

- Because the envelopes were missing ZIP codes and Plaintiff did not receive proper documentation or notice, Plaintiff has reason to believe these irregularities may indicate a willful attempt to obstruct or manipulate service.
- Plaintiff hereby reports these concerns as potential mail fraud, requesting that the Court and relevant authorities investigate any improper handling of official court documents.

# III. LEGAL ARGUMENT

## 1. Violation of Oklahoma Civil Procedure

- Under **Title 12 of the Oklahoma Statutes**, parties are expected to follow proper service and notice requirements to ensure fair adjudication.
- **Rule 10 (or related service/notice rules)** imposes obligations on parties (and the Court) to confirm that all parties receive necessary legal documents. Failure to do so may result in prejudice and due process violations.

## 2. Due Process Concerns

- The Fourteenth Amendment to the U.S. Constitution (incorporating due process protections), as well as **Article VI, Clause 3** (requiring officers to uphold the Constitution), underscore the duty of courts to ensure litigants have fair notice and an opportunity to be heard.
- When mail is returned to sender and the Court does not correct or address the lack of proper service, Plaintiff's right to due process is compromised.

## 3. Possible Mail Fraud (18 U.S.C. § 1341)

- Plaintiff alleges that the intentional omission of ZIP codes—or a pattern of misaddressing legal documents—may be an attempt to prevent Plaintiff from receiving notice.
- If any party knowingly used the United States Postal Service (or a commercial carrier) to execute or conceal a scheme to deprive Plaintiff of property or rights through deception, such conduct could constitute mail fraud.
- Plaintiff requests the Court take notice of these allegations and, if appropriate, refer the matter to law enforcement or direct an inquiry into the handling of official court correspondence.



#### IV. PRAYER FOR RELIEF

WHEREFORE, Plaintiff, August Wakat, respectfully prays that this Honorable Court:

1. **Acknowledge** the documented issues with returned mail in both SC-2024-83 (Wagoner County) and CV-2024-2320 (Tulsa County) due to missing ZIP codes.
2. **Enforce** or require strict compliance with Oklahoma civil procedure to ensure that all future notices and filings are properly addressed and served.
3. **Protect** Plaintiff's due process rights by providing ample opportunity for Plaintiff to receive and respond to all pleadings and orders.
4. **Investigate** or **refer** any allegations of possible mail fraud to the appropriate authorities, if warranted by the evidence.
5. **Grant** any other relief deemed fair, equitable, and just under the circumstances.

Respectfully submitted,

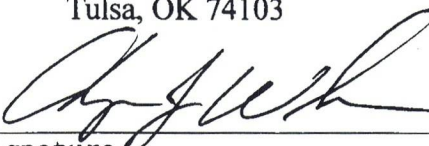
  
August Wakat (Pro Se)  
33050 Tall Timber Trace  
Trinidad, CO 81082  
719-680-1335  
eiroi81082@gmail.com

Dated: Jan. 17 2025

#### CERTIFICATE OF MAILING

I hereby certify that on the 17<sup>th</sup> day of January, 2024, a true and correct copy of the above and foregoing **Brief in Support of Allegations of Reporting Mail Fraud** was mailed, via U.S. Mail with proper postage fully prepaid, to the following:

1. **Mack Greever**  
Attorney for Defendants Henry and Linda Winn  
104 S. Missouri Ave., #200  
Claremore, OK 74017
2. **William Hickman**  
Attorney for Defendant Lamar Advertising Company  
330 West Gray Street, Suite 170  
Norman, OK 73069
3. **Tulsa County Court Clerk**  
500 South Denver Ave.  
Tulsa, OK 74103

  
Signature  
August Wakat (Pro Se)



**TRACY L. PRIDDY**  
DISTRICT JUDGE  
14TH JUDICIAL DISTRICT  
500 S. DENVER AVENUE  
TULSA, OKLAHOMA 74103-3832

**DISTRICT COURT**  
**FILED**

**JAN 16 2025**

**DOM NENGERY, Court Clerk**  
**STATE OF OKLA, TULSA COUNTY**

TULSA OK 740

2 JAN 2025 PM 3 L

CV-24-2320

August J. ~~Yakat~~  
33050 Tall Timber Trace, Apt B  
Trinidad, CO 80

NIXIE 808 DE 1 0001/09/25

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

81082-9013838  
41033838

BC: 74103383899 \*0857-05999-02-42



SC-24-82



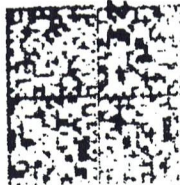
Wagoner County, Oklahoma  
Filed  
in District Court

NOV 12 2024

James E. Hight  
Court Clerk  
o'clock

JAMES E. HIGHT  
WAGONER COUNTY COURT CLERK  
POST OFFICE BOX 249  
WAGONER, OKLAHOMA 74417

TULSA OK 740  
29 OCT 2024PM



\$000.69

US POSTAGE

~~August Wakat~~  
33050 Fair Timber Place  
Apt B  
Burgood ND

81082-901985H  
74477>0249

BC: 74477024949 \*2857-03873-30-23

NIXIE 309 OCT 1 0611/06/24  
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

**August Wakat**  
33050 Tall Timber Trace  
Trinidad, CO 81082  
719-680-1335  
elroi81082@gmail.com

**January 19, 2025**

**City of Tulsa Police Department**  
600 Civic Center  
Tulsa, OK 74103  
Phone: (918) 596-9286

**Subject: Citizen's Crime Report & Notice of Property Violations**

Dear Sir or Madam,

Please accept this report as a formal citizen's complaint regarding multiple criminal and civil infractions involving the properties and individuals detailed below.

## **I. Incident Overview**

### **1. Suspects:**

- **Jeremy Billingsly and Bobby Rainbolt**
- **Address:** 23610 East Admiral Place, Catoosa, OK 74015
- **Reference Ordinance:** City of Tulsa Ordinance #20244
- **Land Description:** Sec. 4, T-19, R-15E

### **2. Victim:**

- **August Wakat** (as detailed above)
- **Reference Ordinance:** City of Tulsa Ordinance #20244

### **3. Notice of Past Due Balance:**

- Please be advised that as of this report, there is an outstanding past due balance of **\$574,755.00** for additional damages and fees. This notice serves as your monthly reminder regarding this balance.

## **II. Specific Allegations and Chronology**

### **1. Building Insurance Documentation:**

- A copy of the Building Insurance (as prescribed in the lease agreement regarding tree damage to the leased building) was requested on October 23, 2024. (Refer to the petition filed with the United States District Court for the Northern District of Oklahoma.)

### **2. Prevention of Property Maintenance:**

- On October 23, 2024, action was taken that prevented the landowner from maintaining the property as required.



## **IV. Certificate of Mailing (for Notification Purposes)**

### **Certificate of Mailing**

I hereby certify that on January 19, 2025, a copy of this citizen's crime report and associated notices was mailed via regular mail to the following address:

**Jacob Pardue**

Eller & Detrich, PC

Suite 200

Tulsa, OK 74114

Phone: (918) 747-8900

I appreciate your attention to this urgent matter and look forward to your prompt investigation and remedial action. Should you require any additional information or clarification, please do not hesitate to contact me using the information provided above.

Sincerely,



August Wakat

**Attachments:**

- Photographic Evidence (Toro Yard Cart) loaded on rollback "Plainview Salvage".
- Copy of Petition (United States District Court for the Northern District of Oklahoma)
- Relevant Correspondence and Notices, Citizens Crime Report

---

**RE: 23610 E. Admiral/Plainview Salvage**

---

**From** Andrew Shank <AShank@ellerdetrich.com>

**Date** Fri 01/24/2025 8:58 AM

**To** el roi <elroi81082@gmail.com>; robertrainbolt1991@gmail.com <robertrainbolt1991@gmail.com>

**Cc** Jacob Purdum <jpurdum@ellerdetrich.com>; plainviewsalvage@gmail.com <plainviewsalvage@gmail.com>;  
Natalie Marra <NMarra@ellerdetrich.com>

Mr. Wakat:

We understand from our client that you have not restored access to the leased Premises.

Accordingly, our client will have a locksmith out to the leased Premises today to remove the chains and address the lock issues.

As our client is incurring that cost based on your unlawful actions, we will seek reimbursement of that cost from you in court.

Further, our client has instructed us to move forward with filing a lawsuit.

AAS


## **Andrew A. Shank**

*Partner/Shareholder*

# Eller Detrich

2727 E. 21st Street, Ste 200

Tulsa, Oklahoma 74114-3533

 (918) 392-9414 *direct*

 (918) 747-8900 *main*

 (866) 547-8900 *toll free*

 (918) 392-9415 *e-fax*

 [AShank@EllerDetrich.com](mailto:AShank@EllerDetrich.com)

 <http://www.EllerDetrich.com/>

---

**CONFIDENTIALITY STATEMENT.** This e-mail and any attachments hereto are subject to the Electronic Communications Privacy Act, Tit. 18 U.S.C. Sec. 2510. The information contained in this transmission is or may be protected by the attorney-client and/or the attorney work product privilege and is confidential. It is intended only for the use of the individual or entity identified above. If the recipient or reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. No applicable privilege or confidentiality is waived by the party sending this communication and/or any attachments. If you received this email communication in error, please notify the sender immediately by reply e-mail or by telephone and delete the message and any attachments from your server/system. Thank you and we apologize for any inconvenience you may have encountered.

---

**From:** el roi <elroi81082@gmail.com>

**Sent:** Thursday, January 23, 2025 12:02 PM

**To:** Andrew Shank <AShank@ellerdetrich.com>; robertrainbolt1991@gmail.com

**Cc:** Jacob Purdum <jpurdum@ellerdetrich.com>; public.affairs@fbi.gov; tulsa.courtclerk@oscn.net  
<tulsa.courtclerk@oscn.net> <tulsa.courtclerk@oscn.net>; plainviewsalvage@gmail.com; Natalie Marra  
<NMarra@ellerdetrich.com>



**Subject:** Re: 23610 E. Admiral/Plainview Salvage

**Importance:** High

**ATTENTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content, links and attachments can be harmful as they may contain malicious files. When in doubt, contact Jackson Technical.

**August Wakat**

33050 Tall Timber Trace  
Trinidad, CO 81082  
(719) 680-1335

**January 23, 2025**

Andrew A. Shank  
Partner/Shareholder  
Eller & Detrich Law Firm

RE: Response to Allegations Concerning Access to Premises at 23610 East Admiral Place, Catoosa, OK, "Fast Eddie" and "Side Arm Jack", Case Tulsa County, CV-2024-2320.

Dear Mr. Shank,

Thank you for reaching out regarding the above-referenced matter. I am writing to address the concerns raised in your letter.

Upon arriving at the premises located at 23610 East Admiral Place, Catoosa, OK, I observed an individual referred to as "Fast Eddie" tampering with the locks in question (Front Door). Specifically, Eddie picked up a hammer and chisel near the damaged lock as he was doing something to the front office door. I instructed him to cease any such activity and to contact the Tulsa Police Department if he believed he had legitimate grounds for his actions and his residence on the premises. Eddie abruptly left the premises following this interaction.

I have photographic evidence of Eddie in the act of tampering with the locks and the front door, as well as witnesses who can corroborate my account. It is also my understanding that Eddie was previously terminated for methamphetamine use months ago, which raises additional concerns regarding his credibility and involvement.

To address your claims:

- 1. Access to the Premises:** At no point have I intentionally denied your client access to the premises. The situation observed involves tampering and "theft" by a third party, as described in the police report to the City of Tulsa.
- 2. Allegations of Violence:** I categorically reject any allegations of violence or threats thereof. My actions have been consistent with my rights under the U.S. Constitution, and I do not condone or engage in any violent behavior. Contrast to Side Arm "Jack" using his weapon as intimidation as he had loaded the toro on the rollback without my authorization as seen in the picture. I believe this might constitute as armed robbery, again I have a witness for the abuse, and I am not law enforcement.
- 3. Resolution:** In light of these circumstances, I propose scheduling a mediation with your clients to resolve any misunderstandings or disputes amicably. I also recommend that any criminal activity suspected by your client or firm be reported directly to the Tulsa Police Department for proper investigation.

I request a copy of the filed petition and police report you have referenced regarding these allegations. As I reside in Trinidad, Colorado, I am willing to coordinate virtually or travel as necessary for mediation. There is a copy of the City of Tulsa Police Report in Case CV 2024-2320 for your record, as we can schedule testimony regarding jurisdiction and any claims your clients may perceive in relation thereof.

Please advise me of your client's availability for a mediation session and provide the requested documentation at your earliest convenience (salvage license) under Oklahoma law.

Thank you for your attention to this matter.

Sincerely,

**August Wakat**  
33050 Tall Timber Trace  
Trinidad, CO 81082  
(719) 680-1335

Andrew Shank <AShank@ellerdetrich.com>

**Sent:** Thursday, January 23, 2025 9:08 AM

**To:** el roi <elroi81082@gmail.com>

**Cc:** Jacob Purdum <jpurdum@ellerdetrich.com>; plainviewsalvage@gmail.com <plainviewsalvage@gmail.com>; Natalie Marra <NMarra@ellerdetrich.com>

**Subject:** Re: 23610 E. Admiral/Plainview Salvage

Mr. Wakat:

As you know, our law firm represents Plainview Salvage as tenant for the above referenced leased Premises.

We have been made aware that you have again blocked our client's access to the leased Premises this time by chaining the gate and/or breaking off a key in the lock.

Your actions violate the terms of the lease and Oklahoma law. All unlawful attempts to deny our client access to the leased Premises by you, including, without limitation threats of violence, **must stop**.

You are hereby instructed to take all action necessary to restore our client's access to the leased Premises **immediately**.

If you do not restore our client's access to the leased Premises by 5pm today, our client has authorized us to pursue all available remedies against you.

Govern yourself accordingly.

AAS

**Andrew A. Shank**

*Partner/Shareholder*



# Eller Detrich

2727 E. 21st Street, Ste 200

Tulsa, Oklahoma 74114-3533

☎ (918) 392-9414 *direct*

☎ (918) 747-8900 *main*

☎ (866) 547-8900 *toll free*

☒ (918) 392-9415 *e-fax*

✉ [AShank@EllerDetrich.com](mailto:AShank@EllerDetrich.com)

 <http://www.EllerDetrich.com/>

---

---

**CONFIDENTIALITY STATEMENT.** This e-mail and any attachments hereto are subject to the Electronic Communications Privacy Act, Tit. 18 U.S.C. Sec. 2510. The information contained in this transmission is or may be protected by the attorney-client and/or the attorney work product privilege and is confidential. It is intended only for the use of the individual or entity identified above. If the recipient or reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. No applicable privilege or confidentiality is waived by the party sending this communication and/or any attachments. If you received this email communication in error, please notify the sender immediately by reply e-mail or by telephone and delete the message and any attachments from your server/system. Thank you and we apologize for any inconvenience you may have encountered.

August Wakat  
33050 Tall Timber Trace  
Trinidad, CO 81082  
719-680-1335  
elroi81082@gmail.com

January 19, 2025

City of Tulsa Police Department  
600 Civic Center  
Tulsa, OK 74103  
Phone: (918) 596-9286

**Subject:** Citizen's Crime Report & Notice of Property Violations

Dear Sir or Madam,

Please accept this report as a formal citizen's complaint regarding multiple criminal and civil infractions involving the properties and individuals detailed below.

### I. Incident Overview

#### 1. Suspects:

- **Jeremy Billingsly and Bobby Rainbolt**
- **Address:** 23610 East Admiral Place, Catoosa, OK 74015

## CERTIFICATE OF SERVICE

I certify that on the 19<sup>th</sup> day of January, 2025 I served this notice to  
"FAST Eddie" by: 23610 East Admiral PL  
Catoosa, OK 74015

- Delivering it personally to the person in possession. @ 4:00 p.m.
- Delivering it on the premises to a member of his/her family who is over the age of twelve (12) and residing with the tenant.
- Posting a copy at a conspicuous place on the dwelling unit, and mailing a copy to the person in possession through certified mail.
- Certified mail, with a return receipt request, addressed to the person in possession.

Regular mail

Signature

AJ Wakat