



VS.

Magisterial District Number: 38-1-12

DEFENDANT:

(NAME and ADDRESS)

MDJ Hon. EDWARD C. KROPP, SR
Address: 1 SECURITY PLAZA; SUITE 102
POTTSTOWN, PA 19464
Telephone: (610)326-9274

JARED BLAKE WYLLIE
First Name Middle Name Last Name
950 RIVENDELL LN
(RENTS A ROOM)
POTTSTOWN, PA 19464

NCIC Extradition Code Type

- 1 - Felony Full, 2 - Felony Ltd., 3 - Felony Surrounding States, 4 - Felony No Ext., 5 - Felony Pend., 6 - Felony Pend. Extradition Determ., A - Misdemeanor Full, B - Misdemeanor Limited, C - Misdemeanor Surrounding States, D - Misdemeanor No Extradition, E - Misdemeanor Pending, F - Misdemeanor Pending Extradition Determ., Distance: _____

DEFENDANT IDENTIFICATION INFORMATION

Docket Number: CR-151-23, Date Filed: 03/26/2023, OTN/LiveScan Number: R480096-1, Complaint Number: PA0461600-C000007222, Incident Number: 20220516M0012, Request Lab Service? NO, GENDER: Male, DOB: 02/27/1977, POB: [blank], Add'l. DOB: [blank], Co-Defendants? NO, RACE: White, ETHNICITY: Non-Hispanic, HAIR COLOR: BRO (Brown), EYE COLOR: BRO (Brown), DNA: NO, FBI Number: [blank], MNU Number: [blank], WEIGHT (lbs.): 270, Defendant Fingerprinted: NO, Fingerprint Classification: 6 01

DEFENDANT VEHICLE INFORMATION

Plate #: [blank], State: [blank], Hazmat: [blank], Registration Sticker (MM/YY): [blank], Comm'l Veh Ind.: [blank], School Veh.: [blank], Oth. NCIC Veh. Code: [blank], Reg. Same as Def.: [blank], VIN: [blank], Year: [blank], Make: [blank], Model: [blank], Style: [blank], Color: [blank]

Office of the attorney for the Commonwealth [X] Approved [] Disapproved because: _____

(The attorney for the Commonwealth may require the complaint, arrest warrant affidavit, or both, be approved by the attorney for the Commonwealth prior to filing. See PA. R. Crim. P 507.)

ASST ATTY. GEN THOMAS OST-PRINCE

(Name of the attorney for the Commonwealth - Please Print or Type)

(Signature of the attorney for the Commonwealth)

05/19/2023

(Date)

I, SERGEANT TIMOTHY WALTERS (Name of the Affiant) of Lower Pottsgrove Township Police Department (Identify Department or Agency Represented and Political Subdivision) do hereby state: 1. [X] I accuse the above named defendant who lives at the address set forth above [] I accuse the defendant whose name is unknown to me but who is described as [] I accuse the defendant whose name and popular designation are unknown to me and whom I have therefore designated as John Doe or Jane Doe with violating the penal laws of the Commonwealth of Pennsylvania at [106] LOWER POTTS GROVE (Subdivision Code) (Place-Political Subdivision) 2900 SCHAEFFER RD POTTSTOWN; 143 STINE DRIVE COLLEGEVILLE; 1193 S. SANATO in MONTGOMERY County [46] on or about 16 MAY 2022 AT 1235 HRS. (County Code) (Offense Date)



POLICE CRIMINAL COMPLAINT

| | | | | |
|----------------|---------------------------------|------------------------|---|---|
| Docket Number | Date Filed 03/26/2023 | OTN/LiveScan Number | Complaint Number PA0461600-C000007222 | Incident Number 20220516M0012 |
| Defendant Name | First JARED | Middle BLAKE | Last WYLLIE | |

The acts committed by the accused are described below with each Act of Assembly or statute allegedly violated, if appropriate. When there is more than one offense, each offense should be numbered chronologically.

(Set forth a *brief* summary of the facts sufficient to advise the defendant of the nature of the offense(s) charged. A citation to the statute(s) allegedly violated, without more, is not sufficient. In a summary case, you must cite the specific section(s) and subsection(s) of the statute(s) or ordinance(s) allegedly violated.

| | | | | |
|------------------|--|---|---|--|
| Inchoate Offense | <input type="checkbox"/> Attempt 18 901 A | <input type="checkbox"/> Solicitation 18 902 A | <input type="checkbox"/> Conspiracy 18 903 | Number of Victims Age 60 or Older 0 |
|------------------|--|---|---|--|

| | | | | | | | | | |
|---|--------------------|---------------------|---------------------|---------------|------------------------------|-----------------|-----------------|-------------------|----------------|
| <input checked="" type="checkbox"/> Lead? | 1 Offense # | 3921 Section | A Subsection | of the | 18 PA Statute (Title) | 4 Counts | F3 Grade | NCIC Offense Code | UCR/NIBRS Code |
|---|--------------------|---------------------|---------------------|---------------|------------------------------|-----------------|-----------------|-------------------|----------------|

| | | | | |
|------------------------------|-----------------|-------------------------------------|--------------------------------------|------------------------------------|
| PennDOT Data (if applicable) | Accident Number | <input type="checkbox"/> Interstate | <input type="checkbox"/> Safety Zone | <input type="checkbox"/> Work Zone |
|------------------------------|-----------------|-------------------------------------|--------------------------------------|------------------------------------|

Statute Description (Include the name of statute or ordinance):

Theft By Unlaw Taking-Movable Prop

Acts of the accused associated with this Offense:

| | | | | |
|------------------|--|---|---|--|
| Inchoate Offense | <input type="checkbox"/> Attempt 18 901 A | <input type="checkbox"/> Solicitation 18 902 A | <input type="checkbox"/> Conspiracy 18 903 | Number of Victims Age 60 or Older 0 |
|------------------|--|---|---|--|

| | | | | | | | | | |
|--------------------------------|--------------------|---------------------|---------------------|---------------|------------------------------|-----------------|-----------------|-------------------|----------------|
| <input type="checkbox"/> Lead? | 2 Offense # | 3922 Section | A Subsection | of the | 18 PA Statute (Title) | 4 Counts | F3 Grade | NCIC Offense Code | UCR/NIBRS Code |
|--------------------------------|--------------------|---------------------|---------------------|---------------|------------------------------|-----------------|-----------------|-------------------|----------------|

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|------------------------------|-----------------|-------------------------------------|--------------------------------------|------------------------------------|
| PennDOT Data (if applicable) | Accident Number | <input type="checkbox"/> Interstate | <input type="checkbox"/> Safety Zone | <input type="checkbox"/> Work Zone |
|------------------------------|-----------------|-------------------------------------|--------------------------------------|------------------------------------|

Statute Description (Include the name of statute or ordinance):

THEFT BY DECEPTION

Acts of the accused associated with this Offense:

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|------------------|--|---|---|--|
| Inchoate Offense | <input type="checkbox"/> Attempt 18 901 A | <input type="checkbox"/> Solicitation 18 902 A | <input type="checkbox"/> Conspiracy 18 903 | Number of Victims Age 60 or Older 0 |
|------------------|--|---|---|--|

| | | | | | | | | | |
|--------------------------------|--------------------|---------------------|---------------------|---------------|------------------------------|-----------------|-----------------|-------------------|----------------|
| <input type="checkbox"/> Lead? | 3 Offense # | 3925 Section | A Subsection | of the | 18 PA Statute (Title) | 4 Counts | F3 Grade | NCIC Offense Code | UCR/NIBRS Code |
|--------------------------------|--------------------|---------------------|---------------------|---------------|------------------------------|-----------------|-----------------|-------------------|----------------|

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|------------------------------|-----------------|-------------------------------------|--------------------------------------|------------------------------------|
| PennDOT Data (if applicable) | Accident Number | <input type="checkbox"/> Interstate | <input type="checkbox"/> Safety Zone | <input type="checkbox"/> Work Zone |
|------------------------------|-----------------|-------------------------------------|--------------------------------------|------------------------------------|

Statute Description (Include the name of statute or ordinance):

RECEIVING STOLEN PROPERTY

Acts of the accused associated with this Offense:



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| Defendant Name | First JARED | Middle BLAKE | Last WYLLIE | |

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(Set forth a *brief* summary of the facts sufficient to advise the defendant of the nature of the offense(s) charged. A citation to the statute(s) allegedly violated, without more, is not sufficient. In a summary case, you must cite the specific section(s) and subsection(s) of the statute(s) or ordinance(s) allegedly violated.

| | | | | | |
|-------------------------|---|--|--|---|--|
| Inchoate Offense | <input type="checkbox"/> Attempt 18 901 A | <input type="checkbox"/> Solicitation 18 902 A | <input type="checkbox"/> Conspiracy 18 903 | Number of Victims Age 60 or Older <u>0</u> | |
|-------------------------|---|--|--|---|--|

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|--------------------------|-----------|--------------|------------|--------------------|-----------|----------|-------------------|----------------|--|
| <input type="checkbox"/> | 4 | 517.8 | A2 | of the | 73 | 4 | F3 | | |
| Lead? | Offense # | Section | Subsection | PA Statute (Title) | Counts | Grade | NCIC Offense Code | UCR/NIBRS Code | |

| | | | | | |
|-------------------------------------|------------------------|--|-------------------------------------|--------------------------------------|------------------------------------|
| PennDOT Data (if applicable) | Accident Number | | <input type="checkbox"/> Interstate | <input type="checkbox"/> Safety Zone | <input type="checkbox"/> Work Zone |
|-------------------------------------|------------------------|--|-------------------------------------|--------------------------------------|------------------------------------|

Statute Description (Include the name of statute or ordinance):

Receives Advance Payment For Services and Fails to

Acts of the accused associated with this Offense:

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|-------------------------|---|--|--|---|--|
| Inchoate Offense | <input type="checkbox"/> Attempt 18 901 A | <input type="checkbox"/> Solicitation 18 902 A | <input type="checkbox"/> Conspiracy 18 903 | Number of Victims Age 60 or Older <u>0</u> | |
|-------------------------|---|--|--|---|--|

| | | | | | | | | | |
|--------------------------|-----------|--------------|------------|--------------------|-----------|----------|-------------------|----------------|--|
| <input type="checkbox"/> | 5 | 517.8 | A1 | of the | 73 | 4 | F3 | | |
| Lead? | Offense # | Section | Subsection | PA Statute (Title) | Counts | Grade | NCIC Offense Code | UCR/NIBRS Code | |

| | | | | | |
|-------------------------------------|------------------------|--|-------------------------------------|--------------------------------------|------------------------------------|
| PennDOT Data (if applicable) | Accident Number | | <input type="checkbox"/> Interstate | <input type="checkbox"/> Safety Zone | <input type="checkbox"/> Work Zone |
|-------------------------------------|------------------------|--|-------------------------------------|--------------------------------------|------------------------------------|

Statute Description (Include the name of statute or ordinance):

False Stmt to Induce Agreement for Home Improvemen

Acts of the accused associated with this Offense:

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|-------------------------|---|--|--|---|--|
| Inchoate Offense | <input type="checkbox"/> Attempt 18 901 A | <input type="checkbox"/> Solicitation 18 902 A | <input type="checkbox"/> Conspiracy 18 903 | Number of Victims Age 60 or Older <u>0</u> | |
|-------------------------|---|--|--|---|--|

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|--------------------------|-----------|-------------|------------|--------------------|-----------|----------|-------------------|----------------|--|
| <input type="checkbox"/> | 6 | 4101 | A2 | of the | 18 | 3 | F3 | | |
| Lead? | Offense # | Section | Subsection | PA Statute (Title) | Counts | Grade | NCIC Offense Code | UCR/NIBRS Code | |

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|-------------------------------------|------------------------|--|-------------------------------------|--------------------------------------|------------------------------------|
| PennDOT Data (if applicable) | Accident Number | | <input type="checkbox"/> Interstate | <input type="checkbox"/> Safety Zone | <input type="checkbox"/> Work Zone |
|-------------------------------------|------------------------|--|-------------------------------------|--------------------------------------|------------------------------------|

Statute Description (Include the name of statute or ordinance):

Forgery - Unauthorized Act In Writing

Acts of the accused associated with this Offense:



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| Defendant Name | First JARED | Middle BLAKE | Last WYLLIE | |

- I ask that a warrant of arrest or a summons be issued and that the defendant be required to answer the charges I have made.
- I verify that the facts set forth in this complaint are true and correct to the best of my knowledge or information and belief. This verification is made subject to the penalties of section 4904 of the Crimes Code (18 PA C.C. 4904) relating to unsworn falsification to authorities.
- This complaint is comprised of the preceding page(s) numbered 1 through 3.
- I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

The acts committed by the accused, as listed and hereafter, were against the peace and dignity of the Commonwealth of Pennsylvania and were contrary to the Act(s) of Assembly, or in violation of the statutes cited.
(Before a warrant of arrest can be issued, an affidavit of probable cause must be completed, sworn to before the issuing authority, and attached.)

MAY 19, 2023
 (Date)

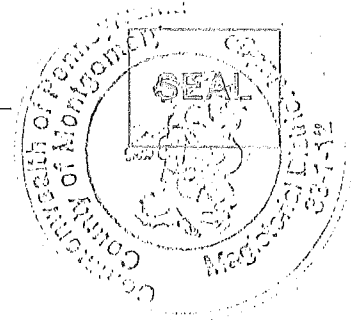
[Signature] Sgt #6
 (Signature of Affiant)

AND NOW, on this date May 19, 2023 I certify that the complaint has been properly completed and verified. An affidavit of probable cause must be completed before a warrant can be issued.

38-1-12

(Magisterial District Court Number)

[Signature]
 (Issuing Authority)





POLICE CRIMINAL COMPLAINT

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AFFIDAVIT of PROBABLE CAUSE

Affiant being a full time police officer with Lower Pottsgrove Township Police Department Montgomery County Pennsylvania was so employed on May 16, 2022 received a complaint of contractor fraud from township residents, Kacper Rams and Lauren Tedrow who reside at 2700 Schaeffer Road. This address is within Lower Pottsgrove Township.

The victims Rams and Tedrow state they entered into a contract agreement with the defendant, Jared Blake WYLLIE who was doing business as PROJex, LLC, a home contractor. Rams and Tedrow had repairs that needed to be done on their residence that included water damage to walls and repair of their chimney as well as the needed clean up of the construction debris. The contract for said work presented to Rams and Tedrow by the defendant Wyllie was signed on November 11, 2021. Rams and Tedrow provided an up front payment of \$6000.00 to Wyllie when the contract was signed. Additional payments were made to Wyllie in the amount of \$13,476.65 between the dates of 11/29/2021 and January 29, 2022 making the total paid to Wyllie \$19,476.65. The only work performed by Wyllie and PROJex, LLC was the demolition of the interior plaster wall, removal and re-installment of insulation from a family room wall and the clean up of said debris. No other work was performed by Wyllie or PROJex LLC as specified in the project's contract to this date. This left the victims Rams and Tedrow at a loss of \$16,476.65 and an unfinished room in their residence.

A permit that was obtained by Wyllie from Lower Pottsgrove Township for said construction job showed the Pa. Contractor License: Pa 105338. A check of that license found it registered to LSP, LLC home improvement contractors. Wyllie had no contractor number registered under his own name or business, PROJex, LLC and had no permission to use said contractor's license to perform this work.

Further investigation of Jared WYLLIE and PROJex, LLC found several other victims of this common scheme and fraud. Tiffany Orr of 143 Stine Drive Collegeville, Pa. Montgomery County, had contracted with the defendant Wyllie and

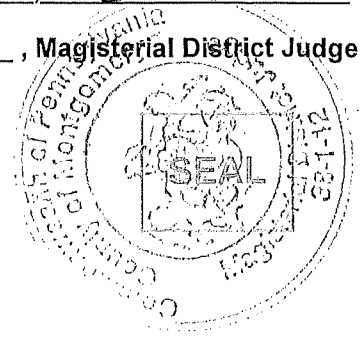
I, SERGEANT TIMOTHY WALTERS (006) _____, BEING DULY SWORN ACCORDING TO THE LAW, DEPOSE AND SAY THAT THE FACTS SET FORTH IN THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

I CERTIFY THAT THIS FILING COMPLIES WITH THE PROVISIONS OF THE CASE RECORDS PUBLIC ACCESS POLICY OF THE UNIFIED JUDICIAL SYSTEM OF PENNSYLVANIA THAT REQUIRE FILING CONFIDENTIAL INFORMATION AND DOCUMENTS DIFFERENTLY THAN NON-CONFIDENTIAL INFORMATION AND DOCUMENTS.

[Handwritten Signature] Sg #6 05/19/23
(Signature of Affiant)

Sworn to me and subscribed before me this 19 day of May, 2023
5/19/23 Date Edward C Kpps, Magisterial District Judge

My commission expires first Monday of January, 2023





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AFFIDAVIT of PROBABLE CAUSE CONTINUATION

PROjex LLC for work on her residence that included interior wall repair, mold and mildew remediation from a leaking roof and repair and replacement of the leaking roof. Orr signed a contract with the defendant Wyllie and PROjex LLC on January 20, 2022 in the amount of \$27,900.10 to repair the interior water damages to her residence as well as roof repair. Orr stated that Wyllie had done drywall repair to several walls and replaced trim but the work was sub par and needed several attempts at repairing the drywall and trim as well as re-painting. This work was done between January 25, 2022 and February 09, 2022. An additional payment was made to Wyllie in the amount of \$4240.00 for plywood for the roof replacement. Orr advised that no plywood was every delivered to her residence and the only thing Wyllie did for the roof was to put a cheap plastic tarp over the roof, which only lasted several weeks before it tore off due to the elements. Orr states the loss she suffered as a result of shoddy work and no roof repairs was \$11,000.00.

A Third victim, Kevin Buckley of 1193 S. Sanatoga Road in East Coventry Chester County, advised that he had also contracted with Jared Wyllie and PROjex, LLC to finish the basement of his residence. Buckley signed a contract with Jared Wyllie and PROjex, LLC on March 08, 2022. Buckley paid \$39,060.39 to Wyllie at the start of the job. Studding materials were delivered and one small wall was studded out. Wyllie then never showed back up to complete the job. Buckley stated that he had another contractor look at the work and advised him that there was approximately \$13,000.00 in material and work that had been completed, leaving Buckley at a loss of \$26,000.00.

Buckley stated that Wyllie had presented a contractor's license and proof of contractor insurance to East Coventry Township in order to secure the needed permits for this job. It was learned that the contractor's license used by Wyllie was: Pa 105338 which was not his license but one that as issued to Dave Kerns DBA LSP, LLC Contractors. The certificate of insurance presented by Wyllie was a policy also issued to David Kerns DBA LSP, LLC Contractors. Wyllie had no right or permission to use this Pa. Contractor License or this Contractor's insurance policy. Wyllie was prohibited from any further work since no permits were issued. Wyllie never returned to to get the necessary permits and never refunded the \$26,000.00 back to Buckley.

A fourth victim, Kathryn YANKANICH of 254 Bridge St. Spring City Borough, Chester County came forward and advised she had entered into and agreement with the defendant Wyllie for renovation work to her residence in the amount of \$90,000.00. The defendant provided Yankanich with Pa. Contractor License: 105338. This license was later found to be registered to David Kerns DBA LSP, LLC and the defendant had no right to use or possession of this contractor's license.

Yankanich paid an initial payment to Wyllie of \$39,395.96 on February 18, 2022. The defendant began work on the residence on March 08, 2022. Work included demolition of an old attached porch, demolition of interior walls on the first floor, a bathroom demo and the demolition of the kitchen. Said areas of the house were to be refinished by the defendant to include new walls, upgraded electrical, new appliances, new cabinets and new fixtures for the bathroom and kitchen.

Yankanich also paid the defendant the following additional amounts:

- March 01, 2022 - \$18,350.00 - down money for remodel
- March 06, 2022 - \$7,500.00 - concrete
- March 09, 2022 - \$10,702.00 - additional funds for concrete
- March 22, 2022 - \$3000.00 - Labor costs
- March 29, 2022 - \$14,300.00 - Labor costs
- April 04, 2022 - \$10,000.00 - Labor costs
- April 09, 2022 - \$3000.00 - Labor costs
- April 13, 2022 - \$2000.00 - Labor costs
- April 16, 2022 - \$500.00 - Labor costs

Total monies Yankanich paid to the defendant was found to be \$108,747.00.

The work with the demolition and alleged renovations to Yankanich's residence rendered the residence unlivable for a period of time forcing Yankanich to temporarily



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AFFIDAVIT of PROBABLE CAUSE CONTINUATION

reside in a local hotel. The defendant's last day of work on Yankanich's residence was April 25, 2022 when a small temporary refrigerator and microwave were dropped off to Yankanich by the defendant. Repeated calls and text messages to the defendant from Yankanich were sometimes answered and the defendant would constantly make excuses as to why no work was done on Yankanich's residence. Yankanich also had her personal effects stored in several PODS containers in her yard and the PODS were picked up due to non payment on the rental. Yankanich stated her property was removed from the PODS and left outside exposed to the weather and theft. The last contact with the defendant was 07/18/2022. Yankanich was forced to sell her house at a loss since she could not afford to have the renovations completed

The total loss by the four victims in this case, Rams/Tedrow, Orr, Buckley and Yankanich amounts to \$158,475.61

Based on the above facts which your affiant believes to be true and correct to the best of his knowledge and/or belief, Your affiant respectfully requests the issuance of process for one Jared Blake WYLLIE.

Edmund CKP/s

[Signature] Ser #6 05/19/23
(Signature of Affiant)

TSW#6