

FILED

2009 MAY 28 PM 3:15

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF BANKING

FILED

2009 MAY -8 AM 9:31

PA DEPT OF BANKING  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF BANKING, BUREAU OF  
COMPLIANCE, INVESTIGATION AND  
LICENSING

PA DEPT OF BANKING

Docket No. 09 0082 (ENF-ORD)

v.

JASON JESTER

PA DEPT OF BANKING  
2009 JUN 22 PM 1:49

FILED

ORDER OF PROHIBITION

WHEREAS, the Department of Banking (the "Department") is the Commonwealth of Pennsylvania's administrative agency authorized and empowered to administer and enforce 7 Pa. C.S. § 6101, et. seq. (the "Mortgage Act"); and

WHEREAS, the Bureau of Compliance, Investigation and Licensing (the "Bureau") is primarily responsible for administering and enforcing the Mortgage Act for the Department; and

WHEREAS, the Mortgage Act is the successor statute to Chapter 3 of the Mortgage Bankers and Brokers and Consumer Equity Protection Act (the "MBBCEPA"), 63 P.S. § 456.301 et. seq., and the Secondary Mortgage Loan Act (the "SMLA"), 7 P.S. § 6601 et. seq. On November 5, 2008, Chapter 3 of the MBBCEPA and the SMLA were repealed by operation of law and replaced by the Mortgage Act; and

WHEREAS, Jason Jester ("Jester") was licensed as a first and secondary mortgage broker by the Department with first broker license number 10946 and second broker license number 10947, until July 1, 2008; and

WHEREAS, Jester was the sole proprietor of, and doing business as, Precision Mortgage Service located at 14-16 East Main St., P.O. Box 729 Carnegie PA; and

WHEREAS, on January 29, 2008 the United States Attorneys' Office, Western District of Pennsylvania, filed an Indictment against Jester (See a copy of the Indictment attached as Exhibit A); and

WHEREAS, the Indictment alleges that Jester engaged in conspiracy to commit "Wire Fraud" (See Exhibit A, ¶2); and

WHEREAS, the Indictment specifically provides that Jester, along with another individual known as "RC", operated Precision Mortgage Service, a mortgage broker business (See Exhibit A, ¶1); and

WHEREAS, Precision Mortgage Service assisted individuals in obtaining financing to purchase real estate (See Exhibit A, ¶1); and

WHEREAS, Jester assisted others in submitting loan applications to lenders that Jester "knew" contained material misrepresentations about the borrowers' financial conditions (See Exhibit A, ¶3); and

~~WHEREAS, Jester assisted others in submitting false documents to lenders in connection with the loan applications, including but not limited to, "verifications of employment, verifications of deposit, appraisals, pay stubs, and W-2s" (See Exhibit A, ¶4); and~~

WHEREAS, Jester knew that others within the business directed and caused payments associated with the loan transactions to be distributed contrary to the representations made to the lenders about how the loan proceeds would be distributed (See Exhibit A, ¶5); and

WHEREAS, Jester knew that others associated with the business caused wire transfers from lenders' accounts, located out of state, to closing agents' accounts located in the Commonwealth (See Exhibit A, ¶6); and

WHEREAS, the "Wire Fraud" conspiracy relates to the mortgage industry; and

WHEREAS, Wire Fraud conspiracy is a felony; and

WHEREAS, on May 14, 2008 Jester pled guilty the Indictment (See a copy of the Plea attached as Exhibit B); and

WHEREAS, Section 6138(a)(4) of the Mortgage Act (corresponding to Section 310(a) of the MBBCEPA and Section 16(1) of the SMLA) grants the Department broad authority to issue orders as may be necessary for the enforcement of the Mortgage Act. See 7 Pa. C.S. § 6138(a)(4) (corresponding to 63 P.S. § 456.310(a) and 7 P.S. § 6616(1)); and

AND NOW THEREFORE, based upon the foregoing, the Bureau, under the authority cited above, hereby imposes the following Order. Upon the effective date of this Order:

Jason Jester, as a natural person or as a corporation or as any other form of organization of any kind whatsoever, is hereby prohibited from working in the mortgage loan business as regulated by the Mortgage Act as a licensee, employee, independent contractor, agent, representative, or in any other capacity of any kind whatsoever, in any way whatsoever.

IT IS SO ORDERED.

Date: 5/8/09

\_\_\_\_\_  
Lucy Cortez, Enforcement Administrator  
Department of Banking,  
Bureau of Compliance, Investigation and Licensing  
Market Square Plaza  
17 N. 2<sup>nd</sup> Street, Suite 1300  
Harrisburg, PA 17101



IN THE UNITED STATES DISTRICT COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

UNITED STATES OF AMERICA )

v. )

JASON JESTER )

Criminal No. 08-38

(18 U.S.C. § 1349)

FILED

JAN 29 2008

INDICTMENT

The Grand Jury charges:

CLERK, U.S. DISTRICT COURT  
WEST. DIST. OF PENNSYLVANIA

INTRODUCTION

1. The defendant, JASON JESTER, along with another individual known to the grand jury as RC, operated Precision Mortgage, a mortgage broker business that assisted individuals in obtaining financing to purchase real estate.

COUNT ONE

THE CONSPIRACY AND ITS OBJECTS

2. From in and around May 2007, and continuing thereafter until in and around December 2007, in the Western District of Pennsylvania and elsewhere, the defendant, JASON JESTER, knowingly and willfully did conspire, combine, confederate and agree with other persons known to the Grand Jury, to commit an offense against the United States, that is, Wire Fraud, in violation of Title 18, United States Code, Section 1343.

MANNER AND MEANS OF THE CONSPIRACY

3. It was a part of the conspiracy that the defendant, JASON JESTER, assisted other members of the conspiracy in submitting loan applications that, as the defendant, JASON JESTER, then well knew, contained material misrepresentations about the borrowers'

financial condition.

4. It was further a part of the conspiracy that the defendant, JASON JESTER, assisted other members of the conspiracy in submitting false documents in connection with the loan applications, including but not limited to, verifications of employment, verifications of deposit, appraisals, pay stubs, and W-2s.

5. It was further a part of the conspiracy that other members of the conspiracy, with the knowledge of the defendant, JASON JESTER, directed and caused payments associated with the loan transactions to be distributed contrary to the representations to the lender about how the loan proceeds would be distributed.

6. It was further a part of the conspiracy that other members of the conspiracy, with the knowledge of the defendant, JASON HESTER, caused wire transfers from the accounts of the lending institutions, located outside the Commonwealth of Pennsylvania, to the accounts of the closing agents located in the Commonwealth of Pennsylvania, in furtherance of the Wire Fraud scheme.

All in violation of Title 18, United States Code, Section 1349.

A True Bill,

~~FOREPERSON~~

H BUCHANAN  
United States Attorney  
PA ID No. 50254



IN THE UNITED STATES DISTRICT COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

UNITED STATES OF AMERICA, )  
 )  
 vs. ) Criminal No.8-38  
 )  
 JASON JESTER, )  
 )  
 Defendant. )

CHANGE OF PLEA

AND NOW, the defendant in the above-captioned case hereby  
withdraws his plea of not guilty entered February 22, 2008, and now  
pleads guilty in open court this 14th day of May 2008.

\_\_\_\_\_  
Defendant

\_\_\_\_\_  
~~Attorney for Defendant~~

CERTIFIED FROM THE RECORD

Date FEB - 5 2009

ROBERT V. BARTH, JR., CLERK

By \_\_\_\_\_ Deputy Clerk

FILED

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COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF BANKING

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Docket No.: 090082 (ENF-ORD)

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JASON JESTER

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a copy of the foregoing **Order of Prohibition** upon the parties below, who constitute the only parties of record in this proceeding, in accordance with the requirements of 1 Pa. Code § 33.31:

**VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED  
AND FIRST CLASS MAIL**

William Difenderfer, Esq.  
304 Ross Street Suite 400  
Pittsburgh, PA 15219

Dated this 22<sup>nd</sup> day of June, 2009.

Degette Ann Bani, Assistant Counsel  
Commonwealth of Pennsylvania  
Department of Banking  
17 North Second Street, Suite 1300  
Harrisburg, PA 17101  
(717) 787-1471