

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.

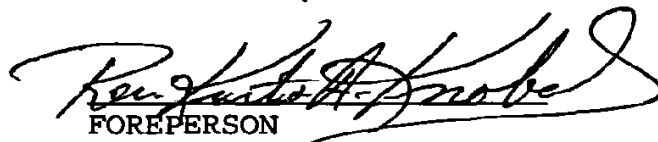
4. It was further a part of the conspiracy that the defendant, JASON JESTER, assisted other members of the conspiracy in submitting false documents in connection with the loan applications, including but not limited to, verifications of employment, verifications of deposit, appraisals, pay stubs, and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

  
MARY BETH BUCHANAN  
United States Attorney  
PA ID No. 50254

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CERTIFICATION AND NOTICE FOR FILING PRETRIAL MOTIONS

I hereby certify that I have been notified by the United States Magistrate Judge that all pretrial motions must be filed within ten (10) days of Arraignment unless the Court extends the time upon written application made within said ten (10) day period.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attorney for Defendant  
JASON JESTER

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JASON JESTER

)  
)  
)  
)  
)

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ARRAIGNMENT PLEA

Defendant JASON JESTER

being arraigned, pleads \_\_\_\_\_

in open Court this \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Defendant's Signature)

\_\_\_\_\_  
(Attorney for Defendant)

CRIMINAL CASE INFORMATION SHEET

Pittsburgh  X  Erie \_\_\_\_\_ Johnstown \_\_\_\_\_

Related to No.  Unknown  Judge  Unknown (US v. Kelly Fields to be filed simultaneously)

(All criminal prosecutions arising out of the same criminal transaction or series of transactions are deemed related).

- CATEGORY: 1. \_\_\_\_\_ Antitrust & Securities Fraud
- 2. \_\_\_\_\_ Tax
- 3.  X  General Criminal

08-38

Defendant's name:  Jason Jester

Is Indictment waived: \_\_\_\_\_ yes  X  no

Pretrial Diversion: \_\_\_\_\_ yes  X  no

Juvenile proceeding: \_\_\_\_\_ yes  X  no

Defendant is:  X  Male \_\_\_\_\_ Female

Superseding Indictment or Information: \_\_\_\_\_ yes  X  no

Previous case number: \_\_\_\_\_

If superseding, previous case was/will be:

- \_\_\_\_\_ Dismissed on defendant's motion
- \_\_\_\_\_ Dismissed on government's motion
- \_\_\_\_\_ After appellate action
- \_\_\_\_\_ Other (explain)

County in which first offense cited occurred:  Allegheny County

Previous proceedings before Magistrate Judge: \_\_\_\_\_

Case No.: \_\_\_\_\_

PLEASE INCORPORATE MAGISTRATE CASE WITH CRIMINAL CASE

Date arrested or date continuous U.S. custody began: \_\_\_\_\_

Defendant: \_\_\_\_\_ is in custody  X  is not in custody

Name of Institution: \_\_\_\_\_

Custody is on: \_\_\_\_\_ this charge \_\_\_\_\_ another charge  
\_\_\_\_\_ another conviction

\_\_\_\_\_ State \_\_\_\_\_ Federal

Detainer filed:

\_\_\_\_\_ yes \_\_\_\_\_ X no

Date detainer filed:

\_\_\_\_\_

Total defendants:

1

Total counts:

1

Data below applies to  
defendant No.:

1

Defendant's name:


Jason Jester

SUMMARY OF COUNTS

<u>COUNT NO.</u>	<u>U.S. CODE</u>	<u>OFFENSE</u>	<u>FELONY</u>	<u>MISDEMEANOR</u>
1	18 U.S.C. § 1349	Wire Fraud Conspiracy	X	

I certify that to the best of my knowledge the above entries are true and correct.

DATE: JAN 29 2008

  
 BRENDAN T. CONWAY  
 Assistant U.S. Attorney  
 PA ID No. 78726