



# The Philadelphia Inquirer

ALWAYS ASKING. ALWAYS PHILLY.

## Bondi is out as attorney general

**Todd Blanche will be a temporary replacement. The EPA's Lee Zeldin could be a more permanent candidate.**

By Alanna Durkin Richer, Eric Tucker, and Michelle L. Price  
Associated Press

WASHINGTON — President Donald Trump said Thursday that Pam Bondi is out as his attorney general, ending the contentious tenure of a loyalist who upended the Justice Department's culture of independence from the White House, oversaw large-scale firings

of career employees, and moved aggressively to investigate the Republican president's perceived enemies.

The departure followed months of scrutiny over the Justice Department's handling of files related to the Jeffrey Epstein sex trafficking investigation and failed efforts to meet Trump's unwavering demands for criminal cases against his adversaries. As Trump's own frustrations mounted, he began privately discussing firing Bondi, people familiar with the matter say.

"Pam Bondi is a Great American Patriot and a loyal friend, who faithfully served as my Attorney General over the past year," Trump said in a statement. He added, "We love Pam, and she will be transitioning

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Attorney General Pam Bondi came under fire for her handling of the Jeffrey Epstein files.  
Tom Brenner / AP

## Local Dems to Bondi: 'Good riddance'

By Sam Janesch  
Staff Writer

WASHINGTON — Democratic lawmakers from Pennsylvania and New Jersey said "good riddance" on Thursday after President Donald Trump fired Attorney General Pam Bondi, who once helped spread the president's false claims about election fraud in Pennsylvania and went on to face bipartisan criticism over her leadership of the Justice

Department.

U.S. Rep. Summer Lee — a Pittsburgh Democrat who took a national lead in subpoenaing Bondi's department and then trying to impeach her — credited her work alongside other lawmakers as playing a role in making Bondi the second of Trump's cabinet members to be ousted in less than a month.

"Thanks to our legislative efforts and pressure on this

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Shanese Dutton sifts through paperwork in her apartment on North 18th Street near Temple University in February. She is living in a building that apparently is headed to foreclosure, after Patrick C. Fay brokered its purchase at an inflated price that required a large mortgage.  
Tom Gralish / Staff Photographer

## Foreclosures on suspicious sales near Temple are affecting residents

**Dozen of buildings were purchased for far more than valued. A pool of buyers worked with one real estate agent.**

By Ryan W. Briggs and William Bender  
Staff Writers

A potential wave of foreclosures has begun near Temple University after some buyers who paid tens of millions of dollars in inflated real estate deals — at least on paper — stopped making mortgage payments.

Students and other renters in those properties could be caught in the fallout amid growing concerns of a possible mortgage-fraud scheme involving dozens of buildings in North Philadelphia.

The foreclosures, now moving through Philadelphia's Court of Common Pleas, include two buildings on the 1800 block of North 18th Street, as well as properties on Willington Street and North Park Avenue, encompassing at least 11 apartments and 33 bedrooms.

The filings are the clearest signs of trouble tied to roughly \$45 million in property deals clustered around the campus, where a small group of buyers — all connected to a single real estate agent — overpaid for student rentals, according to deeds and other public records.

The sales, beginning in late 2024, saw purchasers sometimes pay upward of \$905,000 apiece, records show.

In reality, eight sellers or their agents previously told The Inquirer that they entered into the deals with the understanding that they would receive only about half that amount — closer to, or even less than, their original asking price.

Court records in the four foreclosures show that in each case a substantial amount of the borrowed money remains unaccounted for — the difference between the amount of the mortgage and what sellers actually received at closing. All four owners went into default within months of the purchases, the lenders say.

Nina Spizer, a criminal defense attorney who handles complex fraud cases at Dilworth Paxon, said the sales raise "a lot of red flags"

"A criminal case could be made

simply from the fact that, say, I bought it for a million dollars and the seller only got \$600,000," Spizer said. "Unless the mortgage company signed off on that, but I've never seen that."

Susan M. Wachter, a professor of real estate at the University of Pennsylvania's Wharton School, said a tide of foreclosures could have far-reaching implications.

"The city loses out because these people aren't going to pay their

taxes," Wachter said. "Constituents are hurt because they won't maintain the properties. And eventually it goes into foreclosure and the tenants will lose their lease."

Shanese Dutton, 32, a social worker who lives in one of the Temple-area apartment buildings that received a foreclosure notice, said she's worried that when she leaves for work or for grocery shopping the bank could change the locks and she and her two girls won't be able to get back in.

"I'm confused," Dutton said. "I don't know what to do as a mother."

The Inquirer first reported on the unusual deals around Temple in December. After years of declining student enrollment, dozens of once-valuable student rental properties had been listed for sale at an average price of \$450,000. Some were under-occupied or vacant.

The properties spent months on the market unsold. Then, records show, a small pool of buyers represented by real estate agent Patrick C. Fay of Coldwell Banker set up limited liability corporations and signed deeds indicating that they paid about double the initial asking price. One of Fay's clients

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## Could a shooting in Tredyffrin have been stopped?

**A CHOP nurse sitting in her car died. The alleged assailant earlier had called 911 with a mental health crisis, but he declined treatment.**

By Jesse Bunch  
Staff Writer

In a Main Line community with little crime, a seemingly random killing has set neighbors on edge — and has some wondering if police could have done more to prevent a tragedy.

Megan Nieberle, a 53-year-old mother of three and a nurse at Children's Hospital of Philadelphia, was shot in her car in a quiet residential area of Tredyffrin Township on a Saturday night last month.

The man who police say fired the shot that killed her had called 911 earlier in the evening seeking help in amid of a mental health crisis, and responding officers escorted him to a nearby hospital. But when the man hesitated to go inside, officers let him leave — aware that he had a handgun.

Within hours, police say, Steve Jahn drove in his truck through Chester County and, encountering Nieberle's car near Berwyn, shot her in the head. She died in the hospital the following day.

Jahn, 44, was charged with murder and related crimes in what Chester County District Attorney Christopher de Barrena-Sarob called an "unspeakable tragedy."

The March 7 incident happened in a county with an internationally-recognized mental health training program for police officers.

The death of Nieberle, a West Chester native and Henderson High School graduate, continues

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