

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01317

Issued out of the Court of Common Pleas of Lycoming County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Commissioner's Board Room, 3rd Floor, 33 West Third Street, Williamsport PA 17701 in the city of Williamsport, County of Lycoming, Commonwealth of Pennsylvania on:

**FRIDAY, AUGUST 07, 2026
AT 10:30 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

BY VIRTUE OF WRIT OF EXECUTION issued by BCF FUND 1, LLC

To Case No. CV-2025-01317

The land referred to herein below is situated in the County of Lycoming Commonwealth of Pennsylvania, and is described as follows:

All those two certain pieces, parcels or lots of land situate in the 9th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

PARCEL NO. 1: BEGINNING on the North by Anthony Street; on the East by property now or formerly of John Miller, on the South by property now or formerly of Charles Nuencke, and on the West by an alley, being fifty-one(51) feet in width on Anthony Street and seventy-five (75) feet in depth.

PARCEL NO. 2: BEGINNING at the Southwest corner of Anthony Street and Edler Alley; thence in a Southerly direction along the Western line of said Edler Alley, seventy-five (75) feet; thence in a Westerly direction in a line parallel with the Southern line of said Anthony Street fifty-one (51) feet to the Eastern line of Lot No. 26 on the Plan of Billman's Addition to the City of Williamsport, thence in a Northerly direction along the Eastern line of said Lot No. 26. Seventy-five (75) feet to the Southern line of said Anthony Street; thence in an Easterly direction along the Southern line of said Anthony Street, fifty-one (51) feet to the Western line of said Edler Alley, at the point and place of beginning. Being known as Lot No. 25 of Billman's Addition to the City of Williamsport.

BEING THE SAME PREMESIS which Thousand Keys Acquisitions 2a LLC, by deed dated, May 11, 2021 and recorded in the Recorder of Deeds Office of Lycoming County, Pennsylvania, in Deed Book 9255, Page 1284, granted and conveyed unto Miracle Williams and William Brooks a/k/a William Brooks, Jr.

BEING known as 428 ANTHONY STREET, WILLIAMSPORT, PA 17701

Improvements Thereon Consist of: RESIDENTIAL PROPERTY.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MIRACLE WILLIAMS
And WILLIAM BROOKS A/K/A WILLIAM BROOKS JR.

Parcel No.: 69-004-502 and 69-004-503

PROPERTY ADDRESS: 428 ANTHONY STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 69-004-503, 69-004-502

Seized and taken into execution to be sold as the property of MIRACLE WILLIAMS, WILLIAM BROOKS A/K/A WILLIAM BROOKS JR. in suit of BCF FUND I, LLC.

TERMS OF SALE: 25% when property is sold and the balance is due ten (10) days after the sale. Notice to all parties in interest and claimants: You are hereby notified that I, Eric Spiegel, Sheriff of Lycoming County, Pennsylvania will file a schedule of proposed distribution of the proceeds of sale in the above entitled matter (10) days after the sale and which will be kept on file in the office of the Prothonotary 48 West Third Street Williamsport PA 17701. Unless written exemptions are filed no later than twenty (20) days after the sale, distribution of the proceeds of the sale will be made in accordance with the proposed schedule of distribution. If within the (10) days after filing of the proposed schedule of distribution no petition has been filed to set aside the sale, the Sheriff will execute and acknowledge a deed to the property sold.

Attorney for the Plaintiff:
SHNAYDER LAW FIRM LLC
FEASTERVILLE, PA 215-834-3103

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania