

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 03, 2025

At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of:

**Docket Number: 2020-SU-000043**

**Plaintiff(s)**

SPECIALIZED LOAN  
SERVICING LLC

vs.

**Defendant(s)**

DONALD J. BURRS, JR.  
JOYCE M. BURRS

**And to me directed, I will expose at public sale at  
<https://york.pa.realforeclose.com/>  
the following real estate to wit:**

**AS THE REAL ESTATE OF:**

DONALD J. BURRS, JR.  
JOYCE M. BURRS

Property Address: 3965 Eldine Avenue  
York, PA 17408

Parcel No. 40-000-04-0247.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2020-SU-000043

Judgment: \$115,965.09

Attorney:

To be sold as the Property Of: Donald J. Burrs, Jr. and Joyce M. Burrs

PROPERTY ADDRESS: 3965 ELDINE AVENUE, YORK, PA 17408

UPI# 400000402470000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

**Seized, levied upon and taken into execution**

**As the Real Estate aforesaid by**

**RICHARD P KEUERLEBER, Sheriff**

**Sheriff's Office, York County, Pennsylvania**