

# 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: 2023-SU-002244**

**Plaintiff(s)**

ATHENE ANNUITY & LIFE  
ASSURANCE COMPANY

vs.

**Defendant(s)**

MICHAEL MCGUIRE, AS SURVIVING HEIR  
OF DONNA J. MCGUIRE A/K/A DONNA JEAN  
MCGUIRE, DECEASED  
PAUL MCGUIRE, AS SURVIVING HEIR OF  
DONNA J. MCGUIRE A/K/A DONNA JEAN  
MCGUIRE, DECEASED  
UNKNOWN SURVIVING HEIRS OF DONNA J.  
MCGUIRE A/K/A DONNA JEAN MCGUIRE,  
DECEASED

**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:**

MICHAEL MCGUIRE, AS SURVIVING HEIR OF DONNA J. MCGUIRE A/K/A DONNA JEAN MCGUIRE, DECEASED  
PAUL MCGUIRE, AS SURVIVING HEIR OF DONNA J. MCGUIRE A/K/A DONNA JEAN MCGUIRE, DECEASED  
UNKNOWN SURVIVING HEIRS OF DONNA J. MCGUIRE A/K/A DONNA JEAN MCGUIRE, DECEASED

REAL PROPERTY SHORT DESCRIPTION FORM  
(TO BE USED FOR ADVERTISING)

Property of Donna J. McGuire, Deceased

Execution No. 2023-SU-002244

Judgment Amount: \$81,131.43

All the right title, interest and claim of Donna J. McGuire, of in and to:

Property located at 95 Meadow Road, within the Windsor Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 98, at page 657.

Parcel Identification No. 53-000-JK-0098.F0-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 95 MEADOW ROAD, YORK, PA 17406

UPI# 53000JK0098F000000

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**