

**IN THE COURT OF
COMMON PLEAS OF
ALLEGHENY COUNTY,
PENNSYLVANIA**

CP DEVELOPMENT, a
Pennsylvania CIVIL DIVISION
business trust,

Petitioner, CS-23-000047

v.

ESTATE OF PHILLIP S.

VIXMAN,

deceased, and ANY AND ALL

HEIRS

OF THE ESTATE OF PHILLIP S.

VIXMAN,

Respondent.

**STATEMENT PURSUANT TO
231 Pa. Code §430(b)(1)**

The nature of the above-captioned action is a Petition for Appointment of Conservator of real estate situate in the Borough of Wilkinsburg, County of Allegheny and Commonwealth of Pennsylvania, being known as that certain lot on Woodworth Avenue, Pittsburgh, PA 15221 and identified as Parcel ID: 0176-M-00266-0000-00.

NOTICE

If you wish to defend, you must enter written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL
SERVICE**

**THE ALLEGHENY COUNTY
BAR ASSOCIATION
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