

STATE OF VERMONT

SUPERIOR COURT  
LAMOILLE UNIT

CIVIL DIVISION  
DOCKET NO: 25-CV-05027

VILLAGE GREEN AT STOWE OWNERS' ASSOCIATION,  
Plaintiff  
v.  
PAULINE J. TORCHIA,  
Defendant

**SUMMONS AND ORDER FOR SERVICE BY PUBLICATION**

THIS SUMMONS IS DIRECTED TO:

PAULINE J. TORCHIA; ESTATE OF PAULINE J. TORCHIA; AND ANY HEIRS OF DEFENDANT

- YOU ARE BEING SUED.** The Plaintiff has started a lawsuit against you. A copy of the Plaintiff's Complaint against you is on file and may be obtained at the office of the Clerk of the Court, Lamoille Civil Division, 154 Main Street, Hyde Park, VT 05655. Do not throw these papers away. They are official papers that affect your rights.
- PLAINTIFF'S CLAIM.** Plaintiff's claim is for Defendants' failure to pay Common Expense Assessments, the foreclosure of the statutory lien securing payment of the same (27A V.S.A. § 3-116) upon Defendants' real property located in Stowe, Vermont; viz:

Being described as all the same land and premises conveyed to Anthony P. Torchia and Pauline J. Torchia, by the Warranty Deed from Austin C. Eaton, Jr., dated July 26, 2006, and recorded in Book 656 at Page 268 of the Town of Stowe Land Records.

- YOU MUST REPLY WITHIN 21 DAYS TO PROTECT YOUR RIGHTS.** You must give or mail the Plaintiff a written response called an "Answer" within 21 days after the date on which this Summons was first published. You must send a copy of your Answer to the Plaintiff's attorney located at: 255 Maple Street, P.O. Box 819, Stowe, Vermont 05672, wgrigas@stackpolefrench.com.

You must also give or mail your Answer to the Court located at: 154 Main Street, P.O. Box 570, Hyde Park, Vermont 05655.

- YOU MUST RESPOND TO EACH CLAIM.** The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.
- YOU WILL LOSE YOUR CASE IF YOU DO NOT GIVE YOUR WRITTEN ANSWER TO THE COURT.** If you do not Answer within 21 days and file it with the Court, you will probably lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the complaint.
- YOU MUST MAKE ANY CLAIMS AGAINST THE PLAINTIFF IN YOUR REPLY.** Your Answer must state any related legal claims you have against the Plaintiff. Your claims against the Plaintiff are called Counterclaims. If you do not make your Counterclaims in writing in your Answer, you may not be able to bring them up at all. Even if you have insurance and the insurance company will defend you, you must still file any Counterclaims you may have.
- LEGAL ASSISTANCE.** You may wish to get legal help from a lawyer. If you cannot afford a lawyer, you should ask the court clerk for information about places where you can get free legal help. Even if you cannot get legal help, you must still give the Court a written Answer to protect your rights, or you may lose the case.

**ORDER**

The Motion for Service by Publication filed in this action shows that service cannot be made with due diligence by any of the methods provided in Rule 4(d)-(f), (k), or (l) of the Vermont Rules of Civil Procedure. Accordingly, it is **ORDERED** that service of the Summons set forth above shall be made upon the Defendant, PAULINE J. TORCHIA, by publication as provided in Rules 4(d)(1) and 4(g) of those Rules.

This Order shall be published once a week for two consecutive weeks in the Stowe Reporter, a newspaper of general circulation in Lamoille County, Vermont.

In addition, this Order shall be published once a week for two consecutive weeks in a newspaper of general circulation in Broward County, Florida.

  
Superior Court Judge  
Lamoille Unit, Civil Division

4/15/2026  
Date

Plaintiff shall file with the court an affidavit that publication has been made by June 15, 2026, or the case may be dismissed.

BB

Dated: 4/23/26 and 4/30/26