

STATE OF VERMONT

**SUPERIOR COURT
ADDISON UNIT**

7 Mahady Court
Middlebury VT 05753
802-388-7741
www.vermontjudiciary.org

**CIVIL DIVISION
DOCKET NO. 26-CV-02581**

Date: May 1, 2026

NOTICE OF HEARING

Addison County Community Trust, Inc. v. Stephanie Valley

This is to notify you to appear at the Court named above in connection with the above-named case on:

DATE: **June 01, 2026** TIME: **10:30 AM – 11:00 AM** DURATION: **30 Minutes**

HEARING RE: Hearing - Abandoned Property
Civil Division Clerk

Any individual with a disability requiring assistance accessing the services, programs, and/or activities at the Courthouse should contact the Clerk's office at the above address for further assistance.

You may appear in person or remotely via Zoom (Zoom ID: 161 085 0087; Passcode: Addison). For further Zoom instructions, please contact Attorney Lesley Deppman at ldeppman@midlaw.com.

STATE OF VERMONT

**SUPERIOR COURT
ADDISON UNIT**

In re: Abandoned Mobile Home of Stephanie Valley
259 Lindale Circle, Middlebury, Vermont

**CIVIL DIVISION
DOCKET NO. 26-CV-02581**

VERIFIED COMPLAINT

NOW COMES ADDISON COUNTY COMMUNITY TRUST, INC., Plaintiff, by and through its attorneys, Deppman Law PLC, and, pursuant to 10 V.S.A. § 6249, hereby files this action for sale of an abandoned mobile home, and hereby complains of and alleges against Defendants as follows:

1. Addison County Community Trust, Inc., a Vermont non-profit corporation with a principal place of business in Addison County, Vermont, is the owner of the mobile home park located at 259 Lindale Circle, Middlebury, Vermont.
2. The name and last known address of the owner of the mobile home which is the subject of this action is believed to be:
Stephanie Valley
70 Parkline Place
Middlebury, VT 05753
3. The name and last known mailing address of the last resident of the mobile home is:
Jeff Valley (deceased)
259 Lindale Circle
Middlebury, VT 05753
4. The mobile home is, on information and belief, a 1997 mobile home, Commodore Atrium mobile home, security no. CV30523AEN302A. There is no security deposit. See Exhibit 1-a and Exhibit 1-b, true and correct copies of the Lease Agreements.
5. Plaintiff is aware of the following creditor based on UCC-1 No. 09-228929 of record with the Secretary of State:
National Bank of Middlebury
30 Main Street
PO Box 189
Middlebury, VT 05753
6. The facts supporting the claim that the mobile home has been abandoned are as follows:
 - A. A reasonable person would believe that the mobile home is not occupied as a residence; no one appears to have lived there in months.
 - B. The rent is more than 30 days delinquent.
 - C. The park owner has attempted to contact the resident at her last known mailing address and the property address without success.
7. A disinterested party such as Thomas Hirchak Company, located at 1878 Cady Falls Road, Morrisville, VT 05661, is able to sell the mobile home at public auction.
8. The amount of rent due through the date of this action is \$3,310.00. Rent continues to accrue at the rate of \$415.00 per month. Unpaid property taxes currently total \$1,343.37. Plaintiff has also incurred (and will continue to incur) attorneys' fees and court costs, and will incur costs in connection with the sale of the mobile home.

WHEREFORE, Plaintiff prays this Honorable Court grant the relief requested herein and all such other and further relief as to this Court may appear just and equitable.

Dated at Middlebury, Vermont this 1st day of May, 2026.

ADDISON COUNTY COMMUNITY TRUST

by DEPPMAN LAW PLC, its attorneys

By: /s/ Lesley B. Deppman

Lesley B. Deppman, Esq

56 Court Street

Middlebury, Vermont, 05753

Email: ldeppman@midlaw.com

Telephone: (802) 388-6337

Telefacsimile: (802) 382-8840

*FOR EXHIBITS 1a AND 1b, PLEASE CONTACT ATTORNEY LESLEY DEPPMAN AT ldeppman@midlaw.com.

VERIFICATION

Tori Marukelli, duly authorized representative of Addison County Community Trust, Inc., Plaintiff herein, states the contents of the foregoing Complaint are true to the best of her knowledge, information and belief and the extent based upon information and belief she believes such information to be true.

Dated at Vergennes, Vermont, this 14th day of April, 2026.

/s/ Tori Marukelli

Tori Marukelli

STATE OF VERMONT

COUNTY OF ADDISON, SS.

Subscribed and sworn to before me this 14th day of April, 2026.

/s/ Sasha Bradford

Sasha Bradford

Notary Public State of Vermont

My Commission Expires: 1/31/27

No. 157.0015527