

UNITED STATES BANKRUPTCY COURT
DISTRICT OF VERMONT

IN RE:)	
)	
HERMITAGE INN REAL ESTATE)	19-10214-cab
HOLDING COMPANY, LLC, et.al)	<i>(Substantively Consolidated)</i>
)	Chapter 7 case
Debtor.)	

**SUMMARY NOTICE OF PROPOSED SALE, BIDDING PROCEDURES,
AUCTION DATE AND SALE HEARING**

PLEASE TAKE NOTICE that, on January 14, 2020, Raymond J. Obuchowski, Chapter 7 Trustee of the Bankruptcy Estate of Hermitage Inn Real Estate Holding Company, LLC, (“Trustee” or “Seller”) filed a motion [ECF#324] seeking to sell certain real estate, furniture, furnishings, fixtures and equipment, including, without limitation, ski lifts (excluding the Dopplemayr Barnstormer ski lift), all of which are located in Wilmington and Dover, Vermont, together with certain development rights, lease rights, water rights and infrastructure (the “Real Estate” or “Lot 1”), to Rainmaker Mountain LLC (“Rainmaker”) for the negotiated sum of Four Million Dollars (\$4,000,000) pursuant to a Real Estate Purchase and Sale Agreement between the Seller and Rainmaker (the “REPSA”), or to another purchaser presenting a higher and better offer at auction; and the Trustee filed a motion [ECF #325] seeking to sell a Dopplemayr Barnstormer 6-Cld chair lift with detachable bubble chairs and associated equipment located in Wilmington, Vermont (the “Barnstormer Lift” or “Lot 2”), to Boyne USA Inc. (“Boyne”) for the negotiated sum of Three Million Six Hundred Thousand Dollars (\$3,600,000) pursuant to an Asset Purchase Agreement between the Seller and Boyne (the “Barnstormer Lift APA”), or to another purchaser presenting a higher and better offer at auction. Following a hearing on January 31, 2020, the REPSA was amended and filed with the Court [ECF #381] and is referred to herein as the “Revised REPSA and the Barnstormer Lift APA was amended and filed with the Court [ECF #382] and is referred to herein as the “Revised Barnstormer Lift APA”. A more specific descriptions of the Real Estate is described in the Revised REPSA [ECF#381] and the Barnstormer Lift is described in the Revised Barnstormer Lift APA [ECF#382].

PLEASE TAKE FURTHER NOTICE that on **March 20, 2020**, the Trustee will hold an auction at 10 a.m. at the United States Bankruptcy Court, 151 West St., Rutland, Vermont (the

“Auction”). The Auction will commence with the auction of Lot 1 – the Real Estate – followed by the auction of Lot 2 – the Barnstormer Lift – followed by the auction of Lot 1 and Lot 2 together as “Lot 3”. Only parties that have submitted a Qualified Bid (defined below) may participate in the Auction. The bidding procedures for the Auction and requirements for a Qualified Bid can be obtained from the Trustee as described below.

PLEASE TAKE FURTHER NOTICE that after completion of the Auction consistent with the terms of the Bidding Procedures, the Court will hold a hearing to consider approval of the sale of the Real Estate and the Barnstormer Lift consistent with those Bidding Procedures and the results of the Auction on March 20, 2020 at 10:00 a.m. (Eastern Time) at 151 West St., Rutland, VT (the “Sale Hearing”). If you do not want the Court to approve the sale of the Real Estate to Rainmaker or the sale of the Barnstormer Lift to Boyne, or the sale of the Real Estate or the Barnstormer Lift or both to another successful bidder or bidders, or if you want the Court to consider your views, then you or your attorney must file a written response with the Clerk at the address stated below. **Mail or file your response so that it is received by the Clerk by 5 p.m. (Eastern Standard Time) on March 16, 2020 at: Clerk, U.S. Bankruptcy Court, P.O. Box 1663, Burlington VT 05402-1663. Any response to the Motion must also be served on the undersigned by 5 p.m. March 16, 2020.**

PLEASE TAKE FURTHER NOTICE that if you would like to receive a copy of the Trustee’s motion to sell the Real Estate [ECF#324], the Trustee’s motion to sell the Barnstormer Lift, [ECF#325], the Revised REPSA [ECF#381], the Revised Barnstormer Lift APA [ECF#382], or the Trustee’s form of purchase and sale agreement with respect to Lot 3 [ECF #390] or any other filings, you may do so by making a request to the Trustee, Raymond J. Obuchowski (i) by mail to Obuchowski Law Office, PC, PO Box 60, Bethel, VT 05032, (ii) by telephone at 802-234-6244 or (iii) via email at ray@oeblaw.com, and the Trustee will provide an electronic copy.

Dated: Friday, February 14, 2020

/s/ Raymond J. Obuchowski
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