

UNITED STATES BANKRUPTCY COURT
DISTRICT OF VERMONT

IN RE:)	
)	
HERMITAGE INN REAL ESTATE)	Case No. 19-10214-cab
HOLDING COMPANY, LLC, et.al.)	(Substantively Consolidated)
)	Chapter 7 cases
Debtor.)	

**TRUSTEE’S NOTICE OF QUALIFIED BID PROTOCOL FOR
POTENTIAL BIDDERS UNDER MOTIONS TO SELL [ECF#324 & 325]**

Raymond J. Obuchowski, Chapter 7 Trustee of the Bankruptcy Estate of Hermitage Inn Real Estate Holding Company, LLC; Hermitage Club, LLC; Hermitage Inn, LLC and 309 Rte 100-Dover LLC, as a substantively consolidated case (the “Debtors”), by and through his attorneys, Obuchowski Law Office, (“Trustee”) files this Notice Of Qualified Bid Protocol For Potential Bidders Under Motions To Sell [ECF#324 & #325] as part of the Trustee’s Motions to Sell [ECF#324 & #325] for potential bidders seeking to make a bid under Lots 1, 2 or 3, the Qualified Bid Protocol is attached as Exhibit “A”.

Dated: Sunday, March 01, 2020.

/s/ Raymond J. Obuchowski
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To be a Qualified Bidder, pursuant to the Bidding Procedures as part of the Order approving Bid Procedures [ECF#397 & 398], a Bid must include written evidence that the Trustee, may reasonably conclude, in consultation with the Lender of the Assets, that demonstrates the Bidder has the necessary financial ability to consummate the purchase. Such information must include, *inter alia*, the following:

1. contact names and telephone numbers for verification of financing sources;
2. evidence of the Bidder's internal resources or line of credit availability in such amount as needed to perform and close the purchase; and
3. any such other form of financial disclosure or credit-quality support information or enhancement reasonably requested by the Trustee, in consultation with the Lender, demonstrating that such Bidder has the ability to perform and close the purchase.

Must include written evidence reasonably acceptable to the Trustee and the Lender demonstrating appropriate corporate authorization to submit the Bid and consummate the proposed purchase, provided that if the Bidder is an entity specially formed for the purpose of effectuating the purchase, then the Bidder must furnish written evidence reasonably acceptable to the Trustee and the Lender of the submission of the Bid and consummation of the purchase by the equity holder(s) of such Bidder.

Must fully disclose the identity of each entity that will be bidding for or purchasing the Assets or otherwise participating in connection with such Bid (including any equity holder or other financial backer if the Bidder is an entity specifically formed for the purpose of effectuating the Transaction), and the complete terms of any such participation, including any binding agreements, arrangements, or understandings concerning a collaborative or joint bid or any other combination concerning the proposed Bid.

If more than one Qualified Bid has the same highest initial Bid amount, the Qualified Bidder whose Bid will be entered as the initial bid at that amount will be randomly chosen by the Trustee at the commencement of the Auction.

8582/071/1035425

EXHIBIT "A"