

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF LOUISIANA
LAKE CHARLES DIVISION

IN RE:

MARCEL CONTRABAND POINTE, LLC

CASE NO. 25-20568

DEBTOR¹

CHAPTER 11

NOTICE OF SALE, BID PROCEDURES, AND AUCTION

PLEASE TAKE NOTICE OF THE FOLLOWING:

On November 14, 2025, Marcel Contraband Pointe, LLC, as debtor and debtor in possession (“Debtor”) filed with the United States Bankruptcy Court for the Western District of Louisiana (the “Bankruptcy Court”) a motion [Doc. No. 29] (the “Motion”) seeking, among other things, entry of an order: (a) approving proposed Bid Procedures related to the sale (“Sale Transaction”) of certain of Debtor’s Property (defined below); (b) authorizing Debtor to designate a stalking horse bidder (the “Stalking Horse Bidder”) and offer the Stalking Horse Bidder certain bid protections (the “Stalking Horse Bid Protections”); (c) scheduling an auction for the Property (the “Auction”); (d) approving the form and manner of notice for sale of the Property and the Auction; and (e) scheduling a hearing to approve the Sale Transaction.

On December [●], 2025, the Bankruptcy Court entered the *Order Approving Bid Procedures and Form and Manner of Notice of Sale and Auction, Authorizing Designation of Stalking Horse Bidder, Scheduling Auction, and Scheduling a Hearing to Approve the Sale* [Docket No. [●]] (the “Auction Order”).²

Assets for Sale

Debtor is marketing for sale approximately 8.6 acres of mixed-use commercial real estate situated at the intersection of Nelson Road and Contraband Bayou in Lake Charles, Louisiana (collectively, the “Property”).

A description of the Property available for sale pursuant to the Bid Procedures is annexed thereto as Schedule 1. A party may submit a bid for the Property in accordance with the terms and provisions of the Bid Procedures.

¹ The Debtor’s address is 3093 Contraband Pkwy, Lake Charles, LA 70601. The last four digits of the Debtor’s taxpayer identification number are 0527.

² Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Bid Procedures or the Auction Order, as applicable.

“Free and Clear” Sale

The Sale will be free and clear of all liens, claims, encumbrances, and other interests, with all liens, claims, encumbrances, and other interests attaching with the same validity and priority to the Sale proceeds.

Designation of Stalking Horse Bidder

Debtor has designated First Federal Bank (“First Federal”) as the Stalking Horse Bidder. For its Stalking Horse Bid, as consideration for the Property, First Federal has committed to pay a purchase price of **\$15,000,000.00** as described in the Restructuring Support Agreement (“RSA”) which it executed in furtherance of its proposed transaction [Doc. No. 5].

The Stalking Horse Bid Protections are as follows:

- a. a minimum initial overbid increment of **\$130,000.00**, such that the minimum opening bid will be valued by the Debtor at a minimum of **\$15,130,000.00** (the “Initial Overbid”); and
- b. minimum bid increments thereafter of valued by the Debtor at a minimum of **\$50,000.00** (the “Bid Increase”).

The Stalking Horse Bid shall be considered a Qualified Bid (as defined in the Bid Procedures). Subject to provisions of the Bid Procedures, if the Stalking Horse Bid is the only Qualified Bid received by the Debtor by the Bid Deadline (defined below), the Stalking Horse Bidder may be declared the Successful Bidder.

Important Dates and Deadlines

Bid Deadline

A Qualified Bidder (as defined in the Bid Procedures) that desires to make a bid shall deliver a written or electronic copy of its conforming bid so as to be received no later than **January 21, 2026, at 5:00 p.m. CT** (the “Bid Deadline”).

Auction

If the Debtor receives more than one Qualified Bid, Debtor shall conduct an Auction with respect to such Qualified Bids. The Auction, if required, shall be scheduled on **January 28, 2026, at 10:00 a.m. CT**. The Auction shall be conducted at the office of Debtor’s counsel, Gold Weems, at 2001 MacArthur Drive, Alexandria, LA 71301. Only Qualified Bidders will be eligible to participate in the Auction.

Additional Information

Until the Auction is concluded, Debtor will provide parties reasonable access to any other additional information that the Debtor believes to be reasonable and appropriate under the

circumstances. Any party interested in submitting a bid should contact Debtor's counsel at Gold, Weems, Bruser, Sues & Rundell, Attn: Bradley Drell (email: bdrell@goldweems.com)

Reservation of Rights

Debtor reserves the right to, in their reasonable business judgment, in a manner consistent with their fiduciary duties and applicable law, and after consultation with First Federal, modify the Bid Procedures; waive terms and conditions with respect to Potential or Qualified Bidders; accelerate or extend the Bid Deadline or Auction; announce at the Auction modified or additional procedures for its conduct; alter the assumptions set forth herein; and/or terminate discussions with any prospective acquirer or investor at any time and without specifying the reasons therefor, in each case to the extent not materially inconsistent with the Bid Procedures and/or the Order; provided however that Bankruptcy Court approval, after notice and a hearing, shall be required for a modification of a deadline or bid requirement as set forth herein.

**FAILURE TO ABIDE BY THE BID PROCEDURES OR ANY ORDER OF THE
BANKRUPTCY COURT IN THESE CHAPTER 11 CASES MAY RESULT
IN THE REJECTION OF YOUR BID.**

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Dated: December 8, 2025
Alexandria, Louisiana

Respectfully submitted:

GOLD, WEEMS, BRUSER, SUES & RUNDELL

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