

United States District Court
Western District of Texas
San Antonio Division

United States of America,
Plaintiff,

v.

Devin Ward Elder,
Defendant.

Case No. SA-26-CR-00038-FB

**Motion to Confirm the Sale of 210 Fantasia in Bexar County
and to Escrow Proceeds**

The Receiver has entered into a contract to sell residential property owned by Alamo 678 Holdings LLC to Big Contracting and Construction LLC (the “Buyer”).

On February 19, 2026, the Court granted the Government’s motion to appoint Dan Kubinski as Receiver and permitted the interlocutory sale of numerous real properties identified in its Order. (Doc. 19). This property consists of a 3 bedroom, 2 bath, single family home 210 Fantasia in Bexar County, Texas (the “Property”), identified as (t) in the Receivership Order. It is legally described as follows:

Lot 17, Block 24, New City Block 13281, HARMONY HILLS SUBDIVISION,
UNIT 2-E, City of San Antonio, Bexar County, Texas, according to plat recorded
in Volume 4600, Page 262, Deed and Plat Records, Bexar County, Texas.

The Buyer has offered \$235,000.00 for the Property. This represents fair market value for the Property in the Receiver’s opinion. The Property poses challenges for recouping full value because it has a sloped backyard. During heavy rains, the enclosed back porch floods. Moreover, the Property was rented, and it needs painting, repairs, flooring, and trenching the back yard to capture optimal value. Considering the amount of work that would be required to obtain peak value, the \$235,000.00 offer is a reasonable number. This price was reached through a negotiated, arms-length process. The Property is subject to a preexisting mortgage in favor of Shellpoint

Mortgage Servicing. Additionally, the Receiver spent \$700.00 in reimbursable expenditures. After payment of that lien, reimbursement of repair costs, plus brokerage fees, ad valorem taxes and other standard closing costs, the net amount expected to be received on account of this sale for the benefit of victims is approximately **\$38,000.00**. These funds shall be held by the Receiver in an escrow account consistent with the Receivership Order.

WHEREFORE, the United States of America requests an order of this Court confirming the sale of 210 Fantasia in Bexar County, Texas.

Respectfully submitted,

JUSTIN R. SIMMONS
United States Attorney

By: /s/ Steven E. Seward

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ATTORNEY FOR UNITED STATES

Certificate of Service

I hereby certify that on June 15, 2026, I electronically filed this document with the Clerk of Court using the CM/ECF system which will send notice of the filing to the following CM/ECF participant(s):

John Gilmore
Attorney for Defendant

/s/ Steven E. Seward

STEVEN E. SEWARD

Assistant United States Attorney