

FILED

June 01, 2026

CLERK, U.S. DISTRICT COURT
WESTERN DISTRICT OF TEXAS

United States District Court
Western District of Texas
San Antonio Division

BY: JH
DEPUTY

United States of America,
Plaintiff,

v.

Devin Ward Elder,
Defendant.

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

Order Confirming Sale of 717 Sunrise Avenue in Nueces County, Texas

Plaintiff the United States of America has requested an order confirming the sale of 717 Sunrise Avenue in Port Aransas, Texas 78373 (the “Real Property”) to SCB SA, LLC for the sum of \$850,000.00 and for the Receiver to hold the net proceeds in escrow, and good cause having been found;

IT IS THEREFORE ORDERED THAT the United States’ Motion to Confirm Sale is granted;

IT IS FURTHER ORDERED that the Real Property be sold free and clear of all liens; provided, however, that liens shall attach in the same manner and priority to the proceeds from the sale as they did to the Real Property.

IT IS FURTHER ORDERED THAT the sale of 717 Sunrise Avenue in Nueces County, Texas, which legal description is:

Lot Fourteen (14), Block One (1), SUNFLOWER BEACH, P.U.D. UNIT 1, a Subdivision of the City of Port Aransas, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 68, Pages 513-514, Map Records of Nueces County, Texas, to which reference is made for all pertinent purposes.

to SCB SA, LLC for the sum of \$850,000.00 is hereby confirmed.

IT IS ORDERED THAT the proceeds of the sale of the Property shall be distributed as follows:

1. First, to closing costs, local real estate taxes and fees, and realtor's commissions in the amounts set forth in the final draft closing statement, including \$1,200.00 in out-of-pocket reimbursement to the Receiver; and
2. Second, to satisfy the lien of Gayle Cagianut; and
3. Third, to the Receiver who shall hold the funds in interest-bearing escrow accounts pending further Court order.
4. To the extent the local real estate taxes, fees, or other costs vary from the final draft closing statement, such variations should be added to or subtracted from the sales proceeds upon approval by the United States.

IT IS SO ORDERED.

Dated: June 1, 2026



FRED BIERY
UNITED STATES DISTRICT JUDGE