

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 3700 Pitluk in Bexar County
and to Escrow Proceeds**

The Receiver has entered into a contract to sell commercial property owned by Green Park Venture LLC to Porter Poultry & Egg Co., Inc. (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 Real Property located and situated at 3700 Pitluk in Bexar County, Texas (the “Property”), identified as (d) in the Receivership Order. It is legally described as follows:

Lots 19, 20 and the East 50 feet of Lot 21 and a 30 foot Road Easement between Lots 19 and 20, Block 4, New City Block 11264, MOUNT VERNON HOMESITE ADDITION, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 368, Page 169, Deed and Plat Records of Bexar County Texas, said 30 foot Road Easement was conveyed by the City of San Antonio by a Quit Claim Deed filed November 1, 1985 in Volume 3549, Page 1201, Real Property Records of Bexar County, Texas.

The Buyer has offered \$365,000.00 for the Property. This price was reached through a negotiated, arms-length process, and the Receiver is satisfied that the price represents the fair market value for the Property, which was originally listed at \$700,000.00, and later dropped given its location and the county appraisal value of \$218,000.00. After payment of brokerage fees, ad valorem taxes and other standard closing costs, the net amount expected to be received on account

of this sale is approximately **\$328,000.00**. 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 the Pitluk property 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 August 7, 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