

**IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA**

CASE NO.: CACE 24-015112

DANIEL J. STERMER AS RECEIVER OF THE  
HERON POND CONDOMINIUM ASSOCIATION,  
INC.,

Plaintiff,

v.

HERON POND CONDOMINIUM ASSOCIATION,  
INC., AND ALL UNIT OWNERS LISTED ON EXHIBIT  
“D” AND OTHER INTERESTED PARTIES LISTED  
ON EXHIBIT “E” TO THE COMPLAINT,

Defendants.

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**PLAINTIFF’S MOTION FOR CLERK’S DEFAULT AGAINST DEFENDANT**

Plaintiff, Daniel J. Stermer, not individually, but solely as Receiver of the Heron Pond Condominium Association, Inc. (“Plaintiff”), and pursuant to Florida Rule of Civil Procedure 1.500(a), moves the Clerk for entry of default against JOSEFINA SILVA (“Defendant”). In support, Plaintiff alleges as follows:

1. On April 26, 2024, the Court entered an Order Granting Verified Petition for Appointment of Receiver (the “Order Appointing Receiver”), appointing Daniel J. Stermer as Receiver of the Plaintiff.

2. Upon his appointment, the Receiver and his team endeavored to review the Plaintiff’s current finances and the condition of the real property located in Pembroke Pines subject to the condominium structure (the “Property”). The Receiver cooperated with officials from the City of Pembroke Pines (the “City”) and various professionals in his investigation to determine

whether there was any potential to rehabilitate the Property. Ultimately, the City rendered the 19 buildings located on the Property uninhabitable due to various structural and other deficiencies and issued Unsafe Structure Notices requiring all residents to vacate the buildings and Property by no later than August 29, 2024.

3. On October 18, 2024, the Receiver filed this action seeking equitable relief to terminate a Condominium pursuant to Florida Statutes § 718.118 due to the substantial damage and destruction of the Property, which has been vacant, closed, and deteriorating since August 29, 2024. The Receiver has continued to keep all Unit Owners apprised of the Receiver's actions and status of the Property by filing monthly reports on the Receiver's website: [Heronpondreceiver.com](http://Heronpondreceiver.com) (the "Monthly Reports")

4. On November 21, 2024, Defendant was served with the Summons and Complaint. Copies of the Return of Service or Acceptance of Service and Waiver of Process forms were filed with the Clerk's office and are reflected on the Court's docket.

5. Pursuant to Fla. R. Civ. P. 1.140(a)(1) and 1.070(i)(4) for those parties that have executed an Acceptance of Service and Waiver of Process, the deadline for the Defendant to file responses has expired.

6. To date, the Defendant has failed to file a response to the Complaint or any other papers with the Court.

7. Accordingly, Plaintiff is entitled to entry of a Clerk's default against Defendant.

8. In the Receiver's Monthly Reports, the Receiver asserted that he will:

seek default judgments against each of the Unit Owners and Other Interested Parties that do not contest the Condo Termination case and do not file a response to the Complaint within the permitted time. The issuance of a Default Judgment against a Unit Owner will be treated as a Unit Owner or Other Interested Parties consent to the relief sought in the Condo Termination Case.

**WHEREFORE**, Plaintiff respectfully requests the entry of a Clerk's default, against JOSEFINA SILVA for failing to file any paper or otherwise respond to the Complaint, and for such other and further relief as this Court deems proper.

Dated: February 14, 2025

Respectfully submitted,

BERGER SINGERMAN LLP  
*Counsel for Receiver, Daniel J. Stermer*  
201 East Las Olas Boulevard, Suite 1500  
Fort Lauderdale, Florida 33301  
Tel.: (954) 525-9900  
Fax: (954) 523-2872

By: /s/ Brian G Rich  
Brian G Rich  
Florida Bar No. 38229  
brich@bergersingerman.com  
Jeffrey S. Wertman  
Florida Bar No. 003093  
jwertman@bergersingerman.com  
Michael J. Niles  
Florida Bar No. 107203  
mniles@bergersingerman.com  
DRT@bergersingerman.com

and

EISINGER LAW  
*Attorneys for Receiver, Daniel J. Stermer*  
4000 Hollywood Boulevard, Suite 265 South  
Hollywood, Florida 33021  
Telephone: (954) 894-8000  
Eisingerlitigation@gmail.com  
astivelman@eisingerlaw.com  
aalonso@eisingerlaw.com  
krodriguez@eisingerlaw.com

By: /s/ Alejandro "Alex" Alonso II  
Alejandro "Alex" Alonso II  
Florida Bar No. 89625  
Alessandra Stivelman  
Florida Bar No. 60084

**CERTIFICATE OF SERVICE**

I **HEREBY CERTIFY** that on February 14, 2025, a true and correct copy of the forgoing was (i) filed electronically through the Florida Court’s E-Filing Portal, which will, in turn, send notice of electronic filing to all counsel of record; and (ii) sent via U.S. Mail upon Defendant, JOSEFINA SILVA, 12701 SW 14<sup>th</sup> Street, Apt. J406, Pembroke Pines, FL 33027, and via electronic mail (if available).

By: /s/ Brian G Rich  
Brian G Rich

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**CLERK’S DEFAULT**

A default is entered in this action against JOSEFINA SILVA, for failure to serve or file any document in response to the Complaint as required by law.

Date: \_\_\_\_\_

As Clerk of the Court

By: \_\_\_\_\_  
As Deputy Clerk