

**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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**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that on the 14th day of March, 2025, true and correct copies of the (i) *Receiver’s Motion for Summary Judgment for Termination of Condominium and Approval of Plan of Termination* (the “Motion for Summary Judgment”); and (ii) *Re-Notice of Hearing* in connection with the Motion for Summary Judgment were served by first class, U.S. Mail upon (i) all addressees listed on the attached Service List.

**I HEREBY FURTHER CERTIFY** that the Motion for Summary Judgment and Re-Notice of Hearing will be posted on the Receiver’s website ([www.HeronpondReceiver.com](http://www.HeronpondReceiver.com)).

Dated: March 17, 2025

Respectfully Submitted,

BERGER SINGERMAN LLP  
*Counsel for Receiver*  
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By: /s/ Brian G. Rich

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Accelerated Inventory Management LLC  
6001 W William Cannon Dr.  
Ste 102  
Austin, TX 78749

Amir Cohen  
21050 Point Place, #1906  
Aventura, FL 33180

Asset Acceptance LLC  
PO Box 2036  
Warren, MI 48090

Bankers Mortgage Lending, Inc.  
1300 Sawgrass Corp. Pkwy.  
Suite 130  
Sunrise, FL 33323

Cach, LLC  
4340 South Monaco Street  
2nd Floor  
Denver Co 80237

Citadel Servicing Corporation  
25531 Commercentre Drive  
Suite 160  
Lake Forest, CA 92630

Countrywide Mortgage Ventures, LLC  
d/b/a LendingLink  
27001 Agoura Road  
Suite 200  
Calabasas Hills, CA 91301

Dade County Federal Credit Union  
10900 SW 88th Street  
Miami, FL 33176

Deutsche Bank National Trust Company, as Trustee, in trust  
WaMu Series 2007-HE1 Trust  
c/o Select Portfolio Servicing, Inc.  
3217 S. Decker Lake Drive  
Salt Lake City, UT 84119

American Express Bank National Bank  
c/o Scott E. Modling, Modlin Slinsky, P.A.  
1551 Sawgrass Corporate Pkwy, #110  
Sunrise, FL 33323

Aqua Finance, Inc.  
One Corporate Drive  
Suite 300  
Wausau, WI 54401

BankAtlantic  
1750 E Sunrise Blvd.  
Fort Lauderdale, FL 33304

Branch Banking and Trust Company  
PO Box 1290  
Whiteville, NC 28472

Capital One Bank (USA), N.A.  
15000 Capital One Drive  
Richmond, VA 23238

Citibank, N.A., as Trustee for the Certificate holders of  
Structured Asset Mortgage Investments li Trust 2007  
C/o Greenspoon Marder, P.A.  
100 West Cypress Creek Road, Ste. 700  
Fort Lauderdale, FL 33309

Countrywide Bank, FSB  
1199 North Fairfax St.  
Suite 500  
Alexandria, VA 22314

Crown Asset Management, LLC  
3100 Breckenridge Blvd.  
Ste. 725  
Duluth, GA 30096

Deutsche Bank National Trust Company, as Trustee for BCAP  
Trust LLC 2007-AA2 Mortgage Pass-Through Certificates  
Series 2007-AA2  
1761 E St. Andrew Place  
Santa Ana, CA 92705-4934

Discover Bank  
c/o The Corporation Trust Company  
1209 Orange Street  
Wilmington, DE 19801

Eastern Financial Florida Credit Union  
3700 Lakeside Drive  
Miramar, FL 33027

First Republic Bank  
111 Pine Street  
San Francisco, CA 94111

Ford Motor Credit Company, LLC  
1334 S. Clearview Avenue  
Mesa, AZ 85208

Goldman Sachs Bank USA  
c/o Zwicker & Associates, PC  
700 W Hillsborough Blvd., Suite 201  
Deerfield Beach, FL 33441

Internal Revenue Service  
7940 Kentucky Drive  
Stop 2850F  
Florence, KY 41042

Jason Hurley  
Attn: Kathrn R. Coker  
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Fort Lauderdale, FL 33316

JP Morgan Chase Bank N.A.  
201 N. Walnut Street  
Wilmington, DE 19801

LoanDepot.com, LLC  
26642 Towne Centre Drive  
Foothill Ranch, CA 92610

Midland Funding LLC  
PO Box 290335  
Tampa, FL 33687

Mortgage Electronic Registration System, Inc.  
(acting solely as a nominee for Lender)  
PO Box 2026  
Flint, MI 48501-2026

FirstKey Mortgage, LLC  
900 Third Avenue  
5th Floor  
New York, NY 10022

Freedom Mortgage Corporation  
951 Yamato Road  
Suite 175  
Boca Raton, FL 33431

Green Corridor Property Assessment  
Clean Energy (PACE) District  
5385 Nob Hill Road  
Sunrise, FL 33351

J & E Home Investments, LLC  
c/o BARRAL, ERNESTO  
2610 SW 114 AVE  
MIAMI, FL 33165

Johnerick Rojas  
10314 NW 5th Street  
Plantation, FL 33324

JP Morgan Mortgage Acquisition Corp.  
383 Madison Avenue  
New York, NY 10179

LVNV Funding LLC  
c/o Resurgent Capital Services LP  
55 Beattie Place, Suite 110  
Greenville, SC 29601

Milo Lending, Inc.  
PO Box 880231  
Port St. Lucie, FL 34988

Mortgage Electronic Registration Systems, Inc. ("MERS")  
as Mortgagee, as Nominee for Countrywide Mortgage  
Ventures, LLC DBA LendingLink, Its Successors and Assigns  
PO Box 2026  
Flint, MI 48501-2026

Nationstar Mortgage LLC  
350 Highland Drive  
Lewisville, TX 75067-4177

Nationstar Mortgage LLC  
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Dallas, TX 75019

Newrez LLC dba Shellpoint Mortgage Servicing  
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Fort Washington, PA 19034

Paramount Residential Mortgage Group, Inc.  
1265 Corona Pointe Court  
Suite 301  
Corona, CA 92879

Portfolio Recovery Associates, LLC  
120 Corporate BLVD.  
Norfolk, VA 23502

Quicken Loans, Inc.  
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Detroit, MI 48226

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State of Florida  
17th Judicial Circuit -Broward County  
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Ft Lauderdale, Fl. 33301

Suntrust Mortgage, Inc.  
1001 Semmes Ave.  
Richmond, VA 23224

Tamara McDonald  
1300 Saint Charles Place #110  
Pembroke Pines, Florida 33026

The Bank of New York Mellon, Trustee for  
the Certificate Holders CWALT, Inc.  
c/o BAC, M/C: CA6-914-01-43  
1800 Tapo Canyon Road  
Simi Valley, CA 93063

U.S. Bank National Association  
Series 2007-AMC3 with Litton Loan Servicing LP  
C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

U.S. Bank Trust National Association  
as Trustee of the Lodge Series III Trust  
7114 E. Stetson Dr., Ste. 250  
Scottsdale, AZ 85251

U.S. Bank Trust National Association  
Citigroup Mortgage Loan Trust 2021-JLI  
1011 Centre Road, Suite 203  
Mail Code: EX-DE-WD2D  
Wilmington, DE 19805

U.S. Bank Trust National Association  
for Legacy Mortgage Asset Trust 2017-RPL2  
60 Livingston Avenue - EP-MN-WS3D  
St. Paul, MN 55107

U.S. Bank Trust National Association  
Citigroup Mortgage Loan Trust 2020-RP2  
1133 Rankin St., Ste. 100  
St. Paul, MN 55116

Waste Management Inc., of Florida  
c/o CT Corporation System, Registered Agent  
1200 South Pine Island Road  
Plantation, FL 33324

Wilmington Savings Fund Society, FSB  
Attn: CSMC 2018-RPL6/ d/b/a Christiana Trust  
CSMC 2018-RPL6 Trust  
500 Delaware Avenue, 11th Floor  
Wilmington, DE 19801

Wilmington Savings Fund Society, FSB  
Bryant Park Revolving Trust  
500 Delaware Avenue, 11th Floor  
Wilmington, DE 19801