

**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.

RECEIVER’S NOTICE OF FILING AFFIDAVITS OF PUBLICATION

Plaintiff, Daniel J. Stermer, not individually, but solely as Receiver of the Heron Pond Condominium Association, Inc. (“Receiver”), by and through undersigned counsel, files the attached (i) *Affidavit of Publication* dated March 7, 2025; and (ii) *Affidavit of Publication* dated March 14, 2025, reflecting that the *Notice of Action Constructive Service by Publication* dated February 28, 2025, was published in *The Sun-Sentinel* on March 6, 2025 and March 13, 2025.

Dated: March 17, 2025

Respectfully Submitted,

BERGER SINGERMAN LLP
Counsel for Receiver
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
Michael J. Niles
Florida Bar No. 107203
mniles@bergersingerman.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on March 17, 2025, the foregoing was filed using the Florida E-filing Portal, which will serve electronic notice upon all parties on the attached Service List.

By: /s/ Brian G. Rich
Brian G. Rich

Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
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State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11745-Other Legal Notices ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Mar 06, 2025
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Affiant further says that the newspaper complies with all legal requirements for
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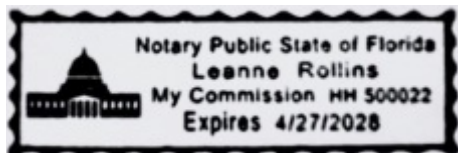


Signature of Affiant

Sworn to and subscribed before me this: March 07, 2025.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail
Affidavit Email Address: gegloff@milleraa.com
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Defendants.

NOTICE OF ACTION CONSTRUCTIVE SERVICE BY PUBLICATION

TO: Rajkumar Babani, 1144 NW 139th Avenue, Pembroke Pines, FL 33028
Purnima Ramnani, 103 Tived Lane West, Edison, NJ 08837
Suresh Ramnani, 103 Tived Lane West, Edison, NJ 08837
Cheryl Jackson, 8439 SW 5th Street, #202, Pembroke Pines, FL 33025
Davs Elaine Lee, 8320 SW 1st Street, #206, Pembroke Pines, FL 33025
EOE Associated, Inc., 4952 SW 101st Avenue, Cooper City, FL 33328
Amir Cohen, 21050 Point Place, #1906, Aventura, FL 33180
Green Corridor Property Assessment Clean Energy (PACE) District, c/o Ygrene Energy
Fund, 2100 S. McDowell Blvd., Petaluma, CA 94954
Thomas Nelson Estate, 321 SW 84th Avenue, #108, Pembroke Pines, FL 33025 and
all parties claiming interest by or through the Thomas Nelson Estate, including: Lorita
Hicks; Owen Hicks; Jessica Strauss McKeever; Faolan McKeever; Devin McKeever; Laurel
Browne

YOU ARE NOTIFIED that a lawsuit has been filed against you in the Circuit Court
of the Seventeenth Judicial Circuit Court, in and for Broward County, Florida, Case No.
CACE-24-015112 pertaining to the termination of the Heron Pond Condominium located
at 8400 SW 1st Street, Pembroke Pines, Florida, pursuant to Fla. Stat. 718.118.

Pursuant to Section 49.04, Florida Statutes, you are required to serve a copy of your
written defenses, if any, to it on **Jeffrey Wertman, Esq.**, Plaintiff's attorney, whose address
is **Berger Singerman LLP, 201 E. Las Olas Boulevard, Suite 1500, Fort Lauderdale,
FL 33301**, Tel. 954-525-9900, and file with the clerk of the above-styled court within
thirty (30) days from the date of the first publication of this notice of action; otherwise a
default will be entered against you for the relief prayed for in the Amended Complaint.

This notice shall be published once a week for two (2) consecutive weeks in Sun
Sentinel, a newspaper of general circulation in Broward County, Florida.

WITNESS my hand and seal of said Court this ___ day of February, 2025.

Brenda D. Forman
Clerk of the Circuit Court & Comptroller

FEB 28 2025

By: _____

Deputy Clerk



Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

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R3030038 Display
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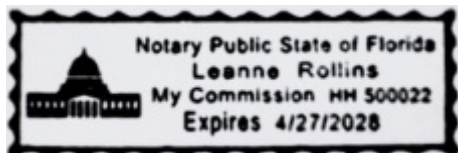


Signature of Affiant

Sworn to and subscribed before me this: March 14, 2025.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail
Affidavit Email Address: gegloff@milleraa.com
7778511

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Brenda D. Forman
Clerk of the Circuit Court & Comptroller

FEB 28 2025

By:

Deputy Clerk



Tariffs

from Page 1

cultural goods, are due to take effect on April 1.

U.S. Trade Representative Jamieson Greer responded by saying that the EU was punishing America instead of fixing what he viewed as excess capacity in steel and aluminum production.

"The EU's punitive action completely disregards the national security imperatives of the United States — and indeed international security — and is yet another indicator that the EU's trade and economic policies are out of step with reality," he said in a statement.

Meeting on Wednesday with Ireland's Taoiseach Micheál Martin, Trump said "of course" he wants to respond to EU's retaliations and "of course" Ireland is taking advantage of the United States.

"The EU was set up in order to take advantage of the United States," Trump said.

Last year, the United States ran an \$87 billion trade imbalance with Ireland. That's partially because of the tax structure created by Trump's 2017 overhaul, which incentivized U.S. pharmaceutical companies to record their sales abroad, Brad Setser, a senior fellow at the Council of Foreign Relations, said on X.

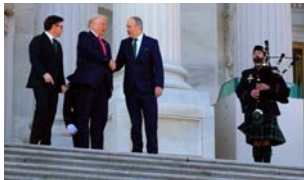
Canada sees itself as locked in a trade war under the pretext that its a center for fentanyl smuggling and that its natural resources and factories subtract from the U.S. economy instead of supporting it.

"This is going to be a day-to-day fight. This is now the second round of unjustified tariffs leveled against Canada," said Melanie Joly, Canada's foreign affairs minister. "The latest

excuse is national security despite the fact that Canada's steel and aluminum adds to America's security. All the while there is a threat of further and broader tariffs on April 2 still looming. The excuse for those tariffs shifts every day."

Canada is the largest foreign supplier of steel and aluminum to the United States and plans to impose retaliatory tariffs of \$20.7 billion starting Thursday in response to the U.S. taxes on the metals.

Canada's new tariffs would be on steel and aluminum products, as well as U.S. goods including computers, sports equipment and water heaters worth \$9.9 billion. That's in addition to the 25% counter-tariffs on \$20.8 billion of imports from the U.S. that were put in place March 4 in response to other Trump import taxes that he has partially delayed by a month.



House Speaker Mike Johnson, from left, President Donald Trump and Irish Taoiseach Micheál Martin leave the U.S. Capitol on Wednesday after attending the annual Friends of Ireland luncheon. **CHIP SOMODEVILLA/GETTY**

Trump told CEOs in the Business Roundtable a day earlier that the tariffs were causing companies to invest in U.S. factories. The 8% drop in the S&P 500 stock index over the past month on fears of deteriorating growth appears unlikely to dissuade him, as Trump argued that higher tariff rates would be more effective at bringing

back factories. "The higher it goes, the more likely it is they're going to build," Trump told the group. "The biggest win is if they move into our country and produce jobs. That's a bigger win than the tariffs themselves, but the tariffs are going to be throwing off a lot of money to this country." Trump on Tuesday had

threatened to put tariffs of 50% on steel and aluminum from Canada, but he chose to stay with the 25% rate after the province of Ontario suspended plans to put a surcharge on electricity sold to Michigan, Minnesota and New York.

Democratic lawmakers dismissed Trump's claims that his tariffs are about national security and drug smuggling, saying they're actually about generating revenues to help cover the cost of his planned income tax cuts for the wealthy.

"Donald Trump knows his policies could wreck the economy, but he's doing it anyway," said Senate Democratic Leader Chuck Schumer of New York. "Why are they doing all these crazy things that Americans don't like? One reason, and one reason alone: tax breaks for billionaires, the north star of the Republican party's goals.

Broward

from Page 1

county contract.

The new Omni Fort Lauderdale Hotel, at 1950 Eisenhower Blvd., will connect with the expanded Broward County Convention Center. They are two projects estimated at more than \$1 billion, "and will be iconic additions to the downtown skyline," according to the county.

"This hotel and convention center will be a source of pride in our community," Broward Commissioner Nan Rich said in a past statement. "I believe it is a true example of the power of collaboration as we work together to achieve more."

With 801 rooms, the new Omni will be the third-largest room-sized hotel in Broward, according to Stacy



The Omni Hotel and the convention center at 1950 Eisenhower Blvd. undergoes construction in January. Broward County approved hiring an asset manager to keep tabs on the project. **MIKE STOCKER/SOUTH FLORIDA SUN SENTINEL**

Ritter, president and CEO of Visit Lauderdale, the county's tourism promotion arm.

The two larger hotels are the Seminole Hard Rock Hotel & Casino Hollywood with

1,241 rooms, and the Diplomat Beach Resort, Curio Collection by Hilton, with 998 rooms, she said.

The opening of the Omni could be in September, according to Ritter. The hotel will include an amenity deck, rooftop bar and a 6-acre outdoor plaza with amphitheater, art installations and a waterfront view.

The asset manager will be paid \$3.6 million for the 10-year contract, and a renewal option could extend the contract for another 10 years.

A spokeswoman for HVS could not be reached by the South Florida Sun Sentinel despite an attempt by phone and email.

In a 2024 memo by George Tablack, who recently retired as the county's chief financial officer, the asset manager must compare and analyze industry data. "This

helps ensure and confirm the hotel's financial performance, including revenues and operating profit revenue streams," he wrote.

The convention center expansion could be completed in June, and will feature the largest waterfront ballroom south of Orlando at 65,000 square feet, according to Visit Lauderdale.

Jaime Sturgis, CEO of Fort Lauderdale-based real estate agency Native Realty, said business people are looking forward to the opening and hope it brings more business to Broward.

"I'm very tired of going to Orlando for conventions," he said. "Selfishly, I hope we can attract some of the conventions that take place there."

Lisa J. Huriaash can be reached at lhuriaash@sunsentinel.com. Follow on X, formerly Twitter, at LisaJHuriaash

SunSentinel

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FLORIDA LOTTERY

Selected Wednesday

Fireball: 3
Pick 2 (midday): 2-2
Pick 3 (midday): 6-5-9
Pick 4 (midday): 0-0-6-0
Pick 5 (midday): 1-1-4-1-4

Selected Tuesday

Fireball: 3
Pick 2 (evening): 2-5
Pick 3 (evening): 0-3-9
Pick 4 (evening): 2-9-9-2
Pick 5 (evening): 7-8-3-0-3

Selected Wednesday

Cash Pop
Morning: 9
Matinee: 12
Fantasy 5 (midday):
3-12-15-16-20

Selected Tuesday

Cash Pop
Afternoon: 9
Evening: 12
Fantasy 5 (evening):
6-10-16-33-36
Jackpot Triple Play: 7-14-24-27-44-45
Mega Millions: 1-19-26-38-69 MB 15 3x
Cash 4 Life: 16-23-27-34-39
CB 2

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Pursuant to Section 69.04, Florida Statutes, you are required to serve a copy of your written defenses, if any, to it on **Jeffrey Wertzman, Esq.**, Plaintiff's attorney, whose address is **Berger Simpson LLP, 201 S. Las Olas Boulevard, Suite 1500, Fort Lauderdale, FL 33301**, by 5:00 p.m. on **February 13, 2025**, and file with the clerk of the above-styled court within thirty (30) days from the date of the first publication of this notice of action; otherwise a default will be entered against you for the relief prayed for in the Amended Complaint. This notice shall be published once a week for two (2) consecutive weeks in Sun Sentinel, a newspaper of general circulation in Broward County, Florida.

WITNESS my hand and seal of said Court this 13 day of February, 2025.

Brenda D. Fortman
Clerk of the Circuit Court & Computer

By: **DEBORAH LEWIS**
Deputy Clerk
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