

**IN THE UNITED STATES DISTRICT COURT FOR THE
SOUTHERN DISTRICT OF FLORIDA**

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

Case No. 0:25-cv-61909

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/TERMINATION TRUSTEE’S MOTION TO SET HEARING ON
MOTION TO APPROVE SALE OF CONDOMINIUM PROPERTY**

Daniel J. Stermer, not individually, but solely as Receiver of the Heron Pond Condominium Association, Inc. (the “Association”) and the Termination Trustee (the “Termination Trustee” and together with Receiver the “Receiver/Termination Trustee”) ¹, by and through undersigned counsel, respectfully moves the Court to set a hearing on the Receiver/Termination Trustee’s *Motion to Approve Sale of Condominium Property and Granting Related Relief* (ECF No. 47, the “Sale Motion,”) filed December 17, 2025, and states:

¹ On April 26, 2024, Daniel J. Stermer was appointed Receiver for the Heron Pond Condominium Association, Inc., Case No. CACE-24-005243, by The Honorable (ret.) Jack Tuter and that matter was pending before The Honorable David Haimes, in the Complex Business Court, Broward County, Florida (“State Court”) before being removed to this Court (the “Receivership Action”). Mr. Stermer continues to serve as Receiver as well as Termination Trustee pursuant to the State Court’s *Amended Final Judgment of Termination of Condominium and Approval of Plan of Termination and Exhibits* entered on August 13, 2024, *nunc pro tunc* to July 31, 2025, in Case No. CACE-24-015112 that was also pending before the State Court before removal (the “Termination Action”).

Background and Notice

The Sale Motion seeks approval to consummate the sale of the unified condominium property located at 8400 SW 1st Street, Pembroke Pines, Florida 33025 (the “Condo Property”) to Integra Real Estate, LLC (“Integra”), consistent with the Court-approved process and governing orders in the Receivership Action. As set forth in the Sale Motion and pursuant to the requirements of the title insurer selected for the transaction (the “Title Company”), the Receiver/Termination Trustee must provide Unit Owners and Other Interested Parties with at least fourteen (14) days’ notice prior to the hearing date on the Sale Motion. The Title Company further requires that the closing of the transaction cannot occur until at least forty-five (45) days after the Court enters an order granting the Sale Motion. The Receiver/Termination Trustee is proceeding in good faith compliance with those conditions so that, upon entry of an order, all closing prerequisites can be satisfied without delay.

The Sale Motion was filed on December 17, 2025. On December 18, 2025, the Receiver/Termination Trustee shall complete service of the Sale Motion, together with Schedule 1 which included the estimated distributions and related materials, via: (i) email to Unit Owners at addresses on file; (ii) U.S. Mail, as applicable; and (iii) posting on the Receiver’s website (www.heronpondreceiver.com). The Receiver also will send out a separate Notice of Good Faith Estimate of Distribution to Unit Owners via U.S. Mail and post on the Receiver’s Website which shall provide the Unit Owner’s estimated distributions. These methods of service are being utilized to ensure broad and effective notice to Unit Owners and Other Interested Parties consistent with the Title Company’s requirements and the notice provisions reflected in the Sale Motion.

Requested Hearing Date

Subject to the Court's availability and the availability of counsel for the Receiver/Termination Trustee, the Enterprise Parties (the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation), Integra, and Federated Foundation Trust ("Federated"), the Receiver/Termination Trustee respectfully requests that the Court set the Sale Motion for hearing on January 6, 2025, with a two-hour (2) time allocation.

Good Cause for Expeditious Hearing

Good cause exists to promptly set the Sale Motion for hearing. The hearing is necessary for the Receiver/Termination Trustee to consummate the sale to Integra, and the Title Company will not permit the closing to occur until at least forty-five (45) days after the entry of an order granting the Sale Motion. Setting the hearing on January 6, 2025 will align the schedule with the Title Company's requirements and provide the parties and stakeholders a clear path to closing.

A hearing on January 6, 2025, would also provide Unit Owners and Other Interested Parties more than the minimum fourteen (14) days' notice required by the Title Company and sufficient time to review the Sale Motion, the associated distribution information, and to object if they choose. This timing balances both the need to move the transaction toward closing and the imperative of affording meaningful notice and an opportunity to be heard

Local Rule Certification

Pursuant to Local Rule 7.1(a)(3), undersigned counsel certifies that counsel for the Receiver/Termination Trustee conferred with counsel for the Enterprise Parties, Integra, and Federated regarding hearing dates and duration. Based on those communications, and subject to the Court's schedule, all identified counsel are available for a two-hour hearing on January 6, 2025.

Relief Requested

WHEREFORE, the Receiver/Termination Trustee respectfully requests that the Court enter an order: Setting a two-hour hearing on the Receiver/Termination Trustee's Motion to Approve Sale of Condominium Property and Granting Related Relief for January 6, 2025, at a time convenient to the Court; and Granting such other and further relief as the Court deems just and proper.

Dated: December 18, 2025

Respectfully submitted,

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By: /s/ Brian G. Rich

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing was served on December 18, 2025, by electronic transmission through the Court's CM/ECF system upon all parties on the CM/ECF Service List below. Additionally, the Receiver shall transmit this Motion upon all Unit Owners via email addresses on file, will post this Motion on the Receiver's website and serve via US Mail, as applicable, for which a separate Certificate of Service will be filed.

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

CM/ECF SERVICE LIST

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