

Rev. 4/18

UNITED STATES COURT OF APPEALS  
FOR THE ELEVENTH CIRCUIT  
**CIVIL APPEAL STATEMENT**

Please TYPE. Attach additional pages if necessary.

11th Circuit Docket Number: 26-10443

Caption: <b>DANIEL J. STERMER,</b> As Receiver for the Heron Pond Condo. Association Inc. Plaintiff. v. HERON POND CONDO ASSOCIATION INC, et al.	District and Division: <u>Southern District of Florida</u> Name of Judge: <u>Hon. Rodney Smith</u> Nature of Suit: <u>290 Real Property: Other</u> Date Complaint Filed: <u>9/24/2025</u> District Court Docket Number: <u>0:25-cv-61909-RS</u> Date Notice of Appeal Filed: <u>02/06/2026</u> <input type="checkbox"/> Cross Appeal <input type="checkbox"/> Class Action Has this matter previously been before this court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide (a) Caption: _____ (b) Citation: _____ (c) Docket Number: _____
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	Attorney Name	Mailing Address	Telephone, Fax, Email
For Appellant: <input type="checkbox"/> Plaintiff <input checked="" type="checkbox"/> Defendant <input type="checkbox"/> Other (Specify)	Solomon Rader	17515 West Nine Mile Rd, Ste 1050, Southfield, MI 48075	T: 877-723-6375 F: 866-571-1020 Solomon@RadnerLaw Group.com

For Appellee:  
 Plaintiff  
 Defendant  
 Other (Specify)

Please CIRCLE/CHECK/COMPLETE the items below and on page 2 that apply.

Jurisdiction	Nature of Judgment	Type of Order	Relief
<input type="checkbox"/> Federal Question <input type="checkbox"/> Diversity <input type="checkbox"/> US Plaintiff <input checked="" type="checkbox"/> US Defendant	<input checked="" type="checkbox"/> Final Judgment, 28 USC 1291 <input type="checkbox"/> Interlocutory Order, 28 USC 1292(a)(1) <input type="checkbox"/> Interlocutory Order Certified, 28 USC 1292(b) <input type="checkbox"/> Interlocutory Order, Qualified Immunity <input type="checkbox"/> Final Agency Action (Review) <input type="checkbox"/> 54(b)	<input type="checkbox"/> Dismissal/Jurisdiction <input type="checkbox"/> Default Judgment <input type="checkbox"/> Summary Judgment <input type="checkbox"/> Judgment/Bench Trial <input type="checkbox"/> Judgment/Jury Verdict <input type="checkbox"/> Judgment/Directed Verdict/NOV <input type="checkbox"/> Injunction <input checked="" type="checkbox"/> Other <u>Order to Sell Property</u>	Amount Sought by Plaintiff: \$ _____ Amount Sought by Defendant: \$ _____ Awarded: \$ _____ to _____ Injunctions: <input type="checkbox"/> TRO <input type="checkbox"/> Preliminary <input type="checkbox"/> Granted <input type="checkbox"/> Permanent <input type="checkbox"/> Denied

Based on your present knowledge:

(1) Does this appeal involve a question of First Impression?  Yes  No  
What is the issue you claim is one of First Impression? \_\_\_\_\_

(2) Will the determination of this appeal turn on the interpretation or application of a particular case or statute?  Yes  No  
If Yes, provide  
(a) Case Name/Statute \_\_\_\_\_  
(b) Citation \_\_\_\_\_  
(c) Docket Number if unreported \_\_\_\_\_

(3) Is there any case now pending or about to be brought before this court or any other court or administrative agency that  
(a) Arises from substantially the same case or controversy as this appeal?  Yes  No  
(b) Involves an issue that is substantially the same, similar, or related to an issue in this appeal?  Yes  No  
If Yes, provide  
(a) Case Name \_\_\_\_\_  
(b) Citation \_\_\_\_\_  
(c) Docket Number if unreported \_\_\_\_\_  
(d) Court or Agency \_\_\_\_\_

(4) Will this appeal involve a conflict of law  
(a) Within the Eleventh Circuit?  Yes  No  
(b) Among circuits?  Yes  No

If Yes, explain briefly:

(5) Issues proposed to be raised on appeal, including jurisdictional challenges:

**Whether the District Court erred in overruling Federated's Objection to the Sale, and subsequent approval of the proposed Sale.**

I CERTIFY THAT I SERVED THIS CIVIL APPEAL STATEMENT ON THE CLERK OF THE U.S. COURT OF APPEALS FOR THE ELEVENTH CIRCUIT AND

SERVED A COPY ON EACH PARTY OR THEIR COUNSEL OF RECORD, THIS 13th DAY OF Feb, 2026.

Solomon M Radner

NAME OF COUNSEL (Print)

/s/ Solomon M Radner

SIGNATURE OF COUNSEL