

**UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF FLORIDA**

DANIEL J. STERMER,  
As Receiver for the  
Heron Pond Condo. Association Inc.

Plaintiff.

Case No.: 0:25-cv-61909-RS  
Hon. Rodney Smith

v.

HERON POND CONDO  
ASSOCIATION INC, et al.

Defendants.

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**NOTICE OF APPEAL**

PLEASE TAKE NOTICE that, pursuant to Federal Rules of Appellate Procedure 3 and 4, Defendant, Federated Foundation Trust (“Federated”), hereby appeals to the United States Court of Appeals for the Eleventh Circuit from the Amended Order Granting Receiver/Termination Trustee’s Motion to Approve Sale of Condominium Property and Granting Related Relief (the “Sale Order,” ECF No. 62) and from all orders that merge into the Sale Order pursuant to Federal Rules of Appellate Procedure 3(c)(4), including, without limitation, the Order Granting Receiver/Termination Trustee's Motion to Approve Sale of Condominium Property and Granting Related Relief (ECF No. 61).

Dated: February 6, 2026.

**KOPELOWITZ OSTROW  
FERGUSON WEISELBERG GILBERT**  
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By: /s/ Benjamin R. Muschel  
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**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that on this 6<sup>th</sup> of February, 2026, I electronically filed the forgoing document with the Clerk of the Court using CM/ECF. I also certify that the foregoing document is being served this day on counsel of record via transmissions of Notices of Electronic Filing generated by CM/ECF.

By: /s/ Benjamin R. Muschel  
BENJAMIN R. MUSCHEL