



Timeshare Auction

When: Thursday, July 18, at 11:00 A.M.

Where: Tropic Shores Condominium, Common Room
3111 S. Atlantic Avenue, Daytona Beach Shores, FL 32118

Tropic Shores Resort is hosting a timeshare auction featuring specific Tropic Shores timeshare units and weeks described in the table below. Be advised that the Tropic Shores staff are unable to answer questions about this auction.

Frequently Asked Questions:

Will ALL the units inside Tropic Shores be affected?

No, only the timeshare units that have been notified regarding a foreclosure due to delinquent maintenance fees will be sold. These units are listed in the included table.

How may I participate in the auction?

(1) In person:

You or a representative must be present and provide proof of funds in the form of cash, cashier's check, or money order. You will be allowed to leave the auction after winning your bid to retrieve funds. Upon the sale, payment in full must be made on the auction day to the Trustee, Fresh-Start.Law, P.A.

(2) Appearing Telephonically:

In order to appear via phone, you must contact the Trustee and have transmitted to Tropic Shores **a cashier's check or money order** in your desired maximum bid amount* prior to **Thursday, July 11, 2024**. We cannot accept funds after July 11, 2024. You will be required to call, on the day and exact time of the auction, a telephone number that will be provided to you via email. You will be on speakerphone and will participate in the auction as if you were in the room. Any excess funds you have mailed to Tropic Shores will be promptly returned to you within 3-4 business days.

*Please note that if the bid amount transmitted to Tropic Shores is not enough to cover the highest bid, you will not be able to purchase that timeshare. Any funds held by Tropic Shores will then be disbursed back to you within 3-4 business days.

Please email the Trustee's office at tropicshores@fresh-start.law with your intent to be a remote bidder.

Please make your cashier's check or money order for your desired maximum bid payable to Tropic Shores Condominium Association of Volusia County, Inc. and mail to the following address:

Tropic Shores Condominium
Attn: Trustee Foreclosure Sale
3111 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

How may I contact the Trustee?

The Trustee may be contacted at: Fresh-Start.Law, P.A. 498 Palm Springs Drive, Suite 100, Altamonte Springs, FL 32701, phone: (407) 403-5936, or by email at: tropicshores@fresh-start.law. **Due to the large interest in these auctions, email is the preferred method of communication.**

What does prime vs preferred mean?

Prime units are available at any time except during weeks 6 & 7 when they are based upon availability. Preferred can book weeks 1-4, 38-45, 47-50.

Does the sale price include maintenance fees for 2024?

No, it does not. You may use your unit in 2024, subject to availability, if you pay the 2024 maintenance fees. Maintenance fees range from \$588.80 to \$750.50 depending on the number of bedrooms and the week. See the front desk for more information on 2024 maintenance fees. You do not need to pay 2024 maintenance fees if you do not use the unit in 2024.

Are there any closing costs or additional costs not covered in the final sale price?

No, there are no closing costs or additional costs.

In what order will the units be auctioned?

The units will be auctioned off in the following order listed in the table below.

If you have additional questions, please email tropicshores@fresh-start.law.

Tropic Shores Timeshares for Auction				
Unit	Week Number	Type	Bedrooms	Opening Bid Amount
202	07	Fixed	One	\$1.00
203	37	Prime	One	\$1.00
206	30	Prime	One	\$1.00
304	25	Prime	One	\$1.00
308	46	Prime	Two	\$1.00
403	20	Prime	One	\$1.00
408	15	Prime	Two	\$1.00
503	13	Prime	One	\$1.00
601	42	Preferred	Two	\$1.00
603	13	Prime	One	\$1.00
605	34	Prime	One	\$1.00
606	23	Prime	One	\$1.00
705	51	Prime	One	\$1.00
803	22	Prime	One	\$1.00
905	05	Prime	One	\$1.00
907	50	Prime	One	\$1.00
1003	15	Prime	One	\$1.00
1007	21	Prime	One	\$1.00
1103	32	Prime	One	\$1.00
1104	19	Prime	One	\$1.00
1105	07	Fixed	One	\$1.00
1105	31	Prime	One	\$1.00
1107	11	Prime	One	\$1.00

PLEASE BE ADVISED that the above list of timeshares for auction is subject to change before the sale date. According to Florida Statute 721.855(6)(a)8, the owner(s) of the timeshares have the right to cure the default and redeem their interest in the timeshare(s) up to the date a certificate of sale is issued by the Trustee.