



Tropic Shores Timeshare Auction Notice

Date: Wednesday, April 16, 2025

Time: 11:00 A.M.

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

Auction Details

Tropic Shores Resort announces an auction of select timeshare units due to delinquent maintenance fees. Only the units specified in the table below are included in this sale. Please note that Tropic Shores staff are not authorized to provide information regarding this auction. The auction will feature timeshare units and weeks as outlined in the attached table. This sale pertains exclusively to units previously notified of foreclosure proceedings due to unpaid maintenance fees. Other units within Tropic Shores Resort are unaffected.

Participation Instructions

In-Person Bidding

- Attendees must present proof of funds (cash, cashier's check, or money order) at the auction.
- Successful bidders may leave briefly to obtain funds, with full payment due to the Trustee, Fresh-Start.Law, P.A., on the auction date.

Telephonic Bidding

- Contact the Trustee to register as a remote bidder.
- Submit a cashier's check or money order representing your maximum bid amount to Tropic Shores no later than **April 9, 2025**. Funds received after this date will not be accepted.
- A telephone number for participation will be provided via email.
- Excess funds will be refunded within 3-4 business days.
- Note: If the submitted bid amount is insufficient to secure the highest bid, the timeshare cannot be purchased.

Payment Address:

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

Checks payable to: Tropic Shores Condominium Association of Volusia County, Inc.

Contact Information

Trustee: Fresh-Start.Law, P.A.

- **Email:** tropicshores@fresh-start.law (preferred method)
 - **Telephone:** (407) 403-5936
 - **Mailing Address:**
498 Palm Springs Drive, Suite 100
Altamonte Springs, FL 32701
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Frequently Asked Questions

What is the difference between Prime and Preferred units?

- *Prime Units*: Available for booking any week except Weeks 6 and 7, subject to availability.
- *Preferred Units*: Eligible for booking during Weeks 1-4, 38-45, and 47-50.

Are 2025 maintenance fees included in the sale price?

- No. Maintenance fees for 2025, ranging from \$588.80 to \$750.50 depending on unit size and week, are the buyer's responsibility if the unit is used in 2025. Contact the front desk for further details. Payment is not required if the unit remains unused in 2025.

Are there additional costs beyond the sale price?

- No closing costs or additional fees will apply.

In what sequence will units be auctioned?

- Units will be offered in the order listed in the table below.

Auction Sequence and Unit Details

Tropic Shores Timeshares for Auction				
Unit	Week Number	Type	Bedrooms	Opening Bid Amount
205	46	PRIME	ONE	\$1.00
207	10	PRIME	ONE	\$1.00
305	13	PRIME	ONE	\$1.00
307	02	PRIME	ONE	\$1.00
308	48	PREFERRED	TWO	\$1.00
404	50	PRIME	ONE	\$1.00
406	51	PRIME	ONE	\$1.00
502	25	PRIME	ONE	\$1.00
505	33	PRIME	ONE	\$1.00
507	04	PRIME	ONE	\$1.00

508	01	PRIME	TWO	\$1.00
606	30	PRIME	ONE	\$1.00
705	12	PRIME	ONE	\$1.00
707	16	PRIME	ONE	\$1.00
708	22	PRIME	TWO	\$1.00
805	27	PRIME	ONE	\$1.00
907	35	PRIME	ONE	\$1.00
1001	19	PRIME	TWO	\$1.00
1004	12	PRIME	ONE	\$1.00
1102	19	PRIME	ONE	\$1.00
1103	36	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.

Additional Inquiries

For further information, please direct questions to tropicshores@fresh-start.law.
