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# Tropic Shores Timeshare Auction Notice

**Date:** Wednesday, June 18, 2025

**Time:** 11:00 A.M.

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

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## 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 the 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.

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# 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
  - <https://fresh-start.law/tsbidder/>
  - via the QR Code to the right.
- Submit a cashier's check or money order representing your maximum bid amount to Tropic Shores no later than **June 11, 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

*Cashier's Checks payable to: Tropic Shores Condominium Association of Volusia County, Inc.*

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## Contact Information

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

- **Email:** [tropicshores@fresh-start.law](mailto: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.
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## Additional Inquiries

For further information, please direct questions to [tropicshores@fresh-start.law](mailto:tropicshores@fresh-start.law).

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**PLEASE BE ADVISED** that the following 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.

## Auction Sequence and Unit Details

Tropic Shores Timeshares for Auction				
Unit	Week Number	Type	Bedrooms	Opening Bid Amount
206	16	ONE	PRIME	\$1.00
303	17	ONE	PRIME	\$1.00
306	10	ONE	PRIME	\$1.00
404	14	ONE	PRIME	\$1.00
404	08	ONE	PRIME	\$1.00
502	16	ONE	PRIME	\$1.00
504	09	ONE	PRIME	\$1.00
507	10	ONE	PRIME	\$1.00
604	31	ONE	PRIME	\$1.00
608	16	TWO	PRIME	\$1.00
701	03	TWO	PRIME	\$1.00
706	18	ONE	PRIME	\$1.00
804	26	ONE	PRIME	\$1.00
807	25	ONE	PRIME	\$1.00
901	40	TWO	PREFERRED	\$1.00
904	10	ONE	PRIME	\$1.00
908	08	TWO	PRIME	\$1.00
1002	04	ONE	PRIME	\$1.00
1002	18	ONE	PRIME	\$1.00
1007	09	ONE	PRIME	\$1.00
1008	42	TWO	PREFERRED	\$1.00
1102	52	ONE	PRIME	\$1.00
1105	16	ONE	PRIME	\$1.00