

## Cape and Islands Timeshare

The law office of Thomas Coniaris is holding a foreclosure auction

### **TIMESHARE FORECLOSURE AUCTION**

## *The Sea Mist Resort*

We will be auctioning 20 Sea Mist Resort units  
including Summer Weeks at

*The Sea Mist Resort, 141 Great Neck Rd S. Mashpee, MA 02649*

***SATURDAY, OCTOBER 11<sup>th</sup> at 11:00 am***

*Bidding starts as low as \$1*

Closing costs of \$199 to \$399 added to winning bid

***Peak Summer      Spring/Fall  
Off Season***

*A great opportunity for you, your family and friends to get additional  
units at Sea Mist Resort for a fraction of retail*

**If you can't attend the auction, bid by *PROXY***

Ask the front desk for unit list and PROXY form

**CapeTimeshare.Com**

**508-801-7575**

**Cape and Islands Timeshare**

Phone **508-801-7575**

Email: **info@capetimeshare.com**

***Thomas D Coniaris, Esq.***

Fax **866-536-4718**

Website: **Capetimeshare.com**

Bidder # \_\_\_\_\_

(Assigned by us)

## ***Sea Mist Resort Proxy***

***Saturday October 11th, 11am, 2014.***

### ***Proxy Instructions***

If you are unable to attend the auction but wish to bid on one or more units just print and fill out this form and fax it to me at **866-536-4718**, we will then bid on your behalf on the unit or units you choose up to the amount you specify. Please do not mail with Credit Card info.

I may contact you prior to the auction to verify information and go over the form, so please include a phone number. Please feel free to call if you have any questions.

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Email** \_\_\_\_\_

I \_\_\_\_\_ authorize ***Cape and Islands Timeshare*** to bid on my behalf for the following Timeshare units being auctioned.

**I authorize payment to be made for units won on the below credit card.**

Signed \_\_\_\_\_ Name on Card \_\_\_\_\_

Address on Card \_\_\_\_\_

Credit Card number \_\_\_\_\_ Exp \_\_\_\_\_ Code \_\_\_\_\_

Additional Notes \_\_\_\_\_

Closing costs of \$399 are added to the final high bid.

If you accept a Timeshare License rather than a deed the resort will reduce the closing costs to \$199.

Maintenance fee is due prior to first use

ALL WEEKS ARE FIXED WEEKS, YOU GET THE SAME UNIT AND WEEK EVERY YEAR

Lot# \_\_\_\_\_ unit# \_\_\_\_\_ week# \_\_\_\_\_ Maximum bid \$ \_\_\_\_\_ Notes \_\_\_\_\_

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**I have been provided with and agree to abide by the Auction Terms.** I understand all sales are final and that the proxy is binding unless revoked prior to bidding. Proxy forms must be received at least 48 hours prior to the auction.

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# THE SEA MIST RESORT TIMESHARE AUCTION

**Saturday October 11th, 11am, 2014.**

## List of units to be auctioned

### Auction Terms:

1. By bidding you assent to all auction terms.
2. By bidding you agree to abide by all the terms and conditions of use and pay any and all fees that apply to owners at the resort.
3. Closing costs of **\$399** are added to the final high bid. If you accept a Timeshare License rather than a deed the resort will reduce the closing costs to **\$199**.
4. To enter a bid, the bidder holds up his/her bid card so that the auctioneer can see it. Use only the bid number assigned to you. The auctioneer will determine who the successful bidder is.
5. Successful bidders for the auction should proceed to the Auction Desk to complete the required paperwork. The bid number, amount, and unit will be verified, and the payment will be processed.
6. Payment for units must be made at time of sale by Cash, Check, or Credit Card.
7. The units being sold are deeded estates in real property or Timeshare Licenses.
8. The unit Deed/License will be recorded within approximately 30 days and sent to you. You will also be sent a new owner's welcome package from the resort in about a week.
9. All sales are final. There will be no exchanges or refunds.
10. We reserve the right to add or remove units from the auction at any time.
11. We reserve the right to increase or decrease the reserve on any or all units at any time.
12. In the event of any dispute between bidders, the auctioneer shall have sole and final discretion to determine the successful bidder or to re-offer the item in dispute.
13. We reserve the right to change the terms and condition as needed.
14. We reserve the right to re-offer unsold units.

List is subject to change. Maintenance fee due prior to first use.

| Lot # | Season      | Check in Day | Week in 2014               | Maint Fee Due        | Unit Type 1<br>BR TH 2BR | VRI Unit # | Wk # | Sq Feet | Reserve Price | Maint Fee |
|-------|-------------|--------------|----------------------------|----------------------|--------------------------|------------|------|---------|---------------|-----------|
| 1     | Vacation    | Fri          | Friday, February 14, 2014  | Jan 2015             | 1 Bedroom                | 804        | 7    | 660     | \$ 299.00     | \$ 614.50 |
| 2     | Vacation    | Sun          | Sunday, February 23, 2014  | Jan 2015             | 2 Bedroom                | 903        | 8    | 980     | \$ 499.00     | \$ 634.50 |
| 3     | Off season  | Sun          | Sunday, March 02, 2014     | Jan 2015             | Townhouse                | 1101       | 09   | 930     | \$ 1.00       | \$ 624.50 |
| 4     | Off season  | Sun          | Sunday, March 16, 2014     | Jan 2015             | 2 Bedroom                | 0908       | 11   | 980     | \$ 1.00       | \$ 634.50 |
| 5     | Spring      | Fri          | Friday, April 11, 2014     | Jan 2015             | Townhouse                | 0409       | 15   | 930     | \$ 299.00     | \$ 624.50 |
| 6     | Spring      | Fri          | Friday, April 18, 2014     | Jan 2015             | 2 Bedroom                | 0602       | 16   | 980     | \$ 299.00     | \$ 634.50 |
| 7     | Spring      | Sun          | Sunday, May 11, 2014       | Jan 2015             | Townhouse                | 0202       | 19   | 930     | \$ 299.00     | \$ 624.50 |
| 8     | Spring      | Fri          | Friday, May 30, 2014       | Jan 2015             | Townhouse                | 0401       | 22   | 930     | \$ 299.00     | \$ 624.50 |
| 9     | Peak Summer | Sun          | Sunday, June 15, 2014      | Jan 2015             | 1 Bedroom                | 1008       | 24   | 579     | \$ 999.00     | \$ 614.50 |
| 10    | Peak Summer | Sun          | Sunday, July 06, 2014      | Jan 2015             | 1 Bedroom                | 1002       | 27   | 579     | \$ 1,199.00   | \$ 614.50 |
| 11    | Peak Summer | Sun          | Sunday, July 06, 2014      | Jan 2015             | Townhouse                | 1106       | 27   | 930     | \$ 1,199.00   | \$ 624.50 |
| 12    | Peak Summer | Sun          | Sunday, July 20, 2014      | Jan 2015             | 1 Bedroom                | 1006       | 29   | 930     | \$ 999.00     | \$ 614.50 |
| 13    | Peak Summer | Fri          | Friday, August 08, 2014    | Jan 2015             | 1 Bedroom                | 0503       | 32   | 660     | \$ 999.00     | \$ 614.50 |
| 14    | Peak Summer | Sun          | Sunday, August 24, 2014    | Jan 2014             | Townhouse                | 0205       | 34   | 930     | \$ 1,699.00   | \$ 624.50 |
| 15    | Peak Summer | Fri          | Friday, August 29, 2014    | Jan 2015             | 1 Bedroom                | 0802       | 35   | 660     | \$ 999.00     | \$ 614.50 |
| 16    | Fall        | Fri          | Friday, September 05, 2014 | Jan 2015             | 1 Bedroom                | 0805       | 36   | 579     | \$ 299.00     | \$ 624.50 |
| 17    | Fall        | Fri          | Friday, September 05, 2014 | Jan 2015             | Townhouse                | 0408       | 36   | 930     | \$ 299.00     | \$ 614.50 |
| 18    | Fall        | Sun          | Sunday, October 19, 2014   | Prior to use or 2015 | 2 Bedroom                | 0908       | 42   | 965     | \$ 299.00     | \$ 634.50 |
| 19    | Fall        | Fri          | Friday, October 24, 2014   | Prior to use or 2015 | Townhouse                | 0410       | 43   | 930     | \$ 299.00     | \$ 624.50 |
| 20    | Fall        | Fri          | Friday, October 31, 2014   | Prior to use or 2015 | Townhouse                | 0704       | 44   | 990     | \$ 299.00     | \$ 624.50 |
| 21    | Vacation    | Fri          | Friday, December 19, 2014  | Prior to use or 2015 | 2 Bedroom                | 0602       | 51   | 980     | \$ 299.00     | \$ 634.50 |

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