

Mary Wondah Smith
22 Moody Street
WYANDRA QLD 4489

14 April 2025

Dear Madam

RE: Rates owing to Paroo Shire Council

As the rate account for this property has not been settled in accordance with the previously issued "Notice of Intention to Sell" pursuant to section 142 of the *Local Government Regulation 2012*, Council will be offering this property for sale by public auction as per the **attached** Notice.

To prevent the sale of this land, all overdue rates, charges, interest and all expenses incurred in attempting to sell this land must be paid in full prior to the land coming on for auction on the 14th May 2025.

If you have any queries, please do not hesitate to contact Council on 4655 8400.

Sincerely,

M Hand

Melissa Hand
Charles Legal Group

P: 07 4654 1144

E: melissa@charleslegalgroup.com.au

A: 64 Alfred Street, Po Box 151, Charleville 4470

NOTICE
Sale of land for overdue rates and charges

The *Local Government Act 2009* and *Local Government Regulation 2012* allow council to conduct sale of land for overdue rates and charges proceedings. The process that council undertakes is in accordance with the legislation. On the 22 November 2024, the Paroo Shire Council issued a notice of intention to sell property, to the registered owners, mortgagees and interested parties.

The following properties rates and charges remain unpaid for a period of three (3) month from the date of the issuing of Notices and council will now proceed to auction as follows:

Date: 14 May 2025
Time: 10am
Place: Paroo Shire Council Chambers, Kookaburra Room, 49 Stockyard Street, Cunnamulla

Properties are sold with the following conditions:

- the property is sold "as is", meaning no building or pest inspection can be undertaken by the potential purchaser. Council neither guarantees nor infers compliance with development approvals, building codes or us etc.;
- no physical viewing of the inside of the property can be carried out;
- Settlement terms are 10% deposit on the fall of the hammer with settlement being within 21 days;
- Potential bidders should undertake whatever searches they consider appropriate prior to the auction;
- all properties will be sold subject to any mortgage, lien, bill of sale, caveat, judgement, writ or other charge, agreement or process registered against or in any way affecting the land in favour of the crown or any crown instrumentality or person representing the crown;
- The purchase will be responsible for any stamp duties and lodgment fees; and
- Gaining vacant possession is the responsibility of the successful bidder.

Owners of the property have up until the date of auction to pay their outstanding rates and charges. To prevent the sale of the land listed below, all overdue rates, charges, interest and all expenses incurred in attempting to sell this land must be paid in full prior to the land coming on for auction on the above-mentioned auction date.

Properties for Sale

Paroo Shire Council hereby gives notice that, the following properties are to be auctioned:

Assessment	Property Address Line 1	Property Type	Property Description
00331-00000-000	86 Emma Street Cunnamulla QLD 4490	Dwelling	Lots 7 – 9 RP 82642
00370-00000-000	7 Emma Street Cunnamulla QLD 4490	Dwelling	Lot 3 on RP1928
00582-00000-000	47 Wicks Street Cunnamulla QLD 4490	Dwelling	Lot 5 on RP 45447
00456-00000-000	19 Watson Street Cunnamulla QLD 4490	Dwelling	Lot 2 on RP 867477
00386-00000-000	30 King Street Cunnamulla QLD 4490	Vacant	Lot 6 on RP 79939
00424-00000-000	32 Watson Street Cunnamulla QLD 4490	Dwelling	Lot 5 on RP 1935
00390-00000-000	38 King Street Cunnamulla QLD 4490	Dwelling	Lot 2 on RP 82947
00960-80000-000	Bollon Cunnamulla Road, Cunnamulla	Grazing	Lot 2 on CP5320, TL 25049
00893-00000-000	6-10 Moody Street, Wyandra Qld 4489	Dwelling	Lots 902, 903, 907, 908 & 909 on CP W4776
00905-00000-000	22 Moody Street, Wyandra Qld 4489	Dwelling	Lot 810 on CP W4776
00917-00000-000	Lumburra, Wyandra Qld 4489	Dwelling	Lot 13 on CP PR50
00919-00000-000	Lumburra, Wyandra Qld 4489	Vacant	Lot 5 on CP PR47, Lot 10 on CP34, Lot 11 on CP PR50, Lot 12 on CP PR50, Lot 14 on CP PR51, Lot 22 on CP PR74 TL235463
01417-00600-000	46 Matrix Drive, Yowah Qld 4490	Dwelling	Lot 50 on CP MPH40328
01417-60560-000	49 Matrix Drive Yowah Qld 4490	Dwelling	Lot 8 on CP 841119 & Lot 5 on CP 841119

If you have any queries or would like to review the proposed Contract and Terms and Conditions of Sale, please contact Paroo Shire Council on 07 4655 8400 or Charles Legal Group on 07 46541144.