

Estate Steven Gilbert Traill
c/- Tanya King
16 Emma Street
CUNNAMULLA QLD 4490

14 April 2026

Dear Madam

RE: Rates owing to Paroo Shire Council
Address: 16 Emma Street Cunnamulla

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 1st May 2026.

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

Sincerely,



Melissa Hand
Charles Legal Group

P: 0429369300

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 7 November 2025, 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: 1 May 2026
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 purchaser 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
00025-00000-000	25 Ivan Street, Cunnamulla Qld 4490	Dwelling	Lot 3 RP45398, Lot 5 RP1950
00623-00000-000	31 North Street, Cunnamulla Qld 4490	Dwelling	Lot 177 CPC14621
00513-10000-000	31B Florence Street, Cunnamulla Qld 4490	Dwelling	Lot 5 RP218979
00342-00000-000	75-77 Emma Street, Cunnamulla Qld 4490	Vacant Land	Lots 5 & 6 RP47080
00524-00000-000	3 Florence Street, Cunnamulla Qld 4490	Vacant Land	Lot 3 RP53405
00307-00000-000	5 King Street, Cunnamulla Qld 4490	Dwelling	Lot 3 CPC14626
00846-40000-000	8 Mitchell Hwy, Wyandra Qld 4489	Vacant Land	Lot 2 CP857457
00487-00000-000	13 Mabel Street, Cunnamulla Qld 4490	Dwelling	Lot 1 RP51981
00296-00000-000	16 Emma Street, Cunnamulla Qld 4490	Vacant Land	Lot 6 RP68094
00748-00000-000	19 Eulo Street, Eulo Qld 4491	Vacant Land	Lot 502 CPE1811
00208-00000-000	20-28 Stockyard Street, Cunnamulla Qld 4490	Commercial	Lot 303 CPC1461, Lot 1 RP109220, Lot 3 RP47913

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 0429369300.