



COMMERCIAL LITIGATION
DEBT RECOVERY
INSOLVENCY
PROPERTY LAW

OUR REF: 3542376

DIRECT: 1300 314 443

EMAIL: legal@clhgroup.com.au

26/06/2025

Private and Confidential - 3542376

MELISSA JADE SNOOK
12 Torokina Street
TRINITY BEACH QLD 4879

Dear Sir/Madam

**RE: MAREEBA SHIRE COUNCIL– SALE OF LAND
AUCTION NOTICE**

We act for the **MAREEBA SHIRE COUNCIL**, and refer to the Notice of Intention to Sell previously issued.

Pursuant to section 142(4)(a) of the *Local Government Regulation 2012* (Qld) (**Regulation**) we **enclose** a copy of an Auction Notice.

We reiterate that the property will only be removed from the Sale of Land Process once the balance has been paid in full inclusive of costs and statutory interest. Further costs and charges may be subsequently added. Please make contact prior to making payment, so that we may update the amount due.

This process may constitute grounds for early release of superannuation. You are encouraged to urgently contact the Australian Taxation Office directly to determine your eligibility and for further guidance. If you have a mortgage or other registered encumbrance, they have also been notified of this process in accordance with Regulation 143(3) of the Regulation. You are encouraged to contact those entities to discuss whether they can assist in payment of the outstanding balance.

If payment in full is not receipted by the Auction date, we currently hold instructions to proceed to public auction to sell your land. Sale proceeds will be distributed in accordance with the Regulation.

Please direct all enquires to this office on 1300 314 443 quoting reference **3542376**.

Our client reserves all rights.

Yours faithfully,

CLH Lawyers

CLH Legal Group Pty Ltd ACN 096 845 117 trading as CLH Lawyers is an Incorporated Legal Practice

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CLH LAWYERS

AUCTION NOTICE

Local Government Regulation 2012

This is an Auction Notice under section 142 of the *Local Government Regulation 2012* ('the Regulation').

On 20th March 2025 Mareeba Shire Council issued a Notice of Intention to Sell pursuant to section 140 of the Regulation to sell the land described below by way of auction.

You are hereby notified that Mareeba Shire Council intends to proceed with the auction for the sale of land described in below under sections 141 to 143 of the Regulations unless all overdue rates, interest and other amounts are paid immediately.

Full description of land to be sold by auction:

Address: Lot 9 Euluma Creek Road JULATTEN QLD 4871

| Description: | Title Reference: | Area (m²): |
|---------------------|-------------------------|------------------------------|
| Lot 9 RP 909807 | 50190320 | 502,200 |

Auction time and place:

Place

Apollo Auctions

ONLINE AUCTION

https://widget.auctionslive.com/widget/upcoming_auctions/jyeX

Time

10am on Tuesday 29th July 2025

DATED: this 26th day of June 2025

Council Reference: 20612

CLH Lawyers Reference: 3542376