

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

[Your Name]
[Your Address]
[City, State, Zip Code]
[Your Phone Number]
[Your Email Address]

[Date]

[Recipient's Name]
[Recipient's Address]
[City, State, Zip Code]

RE: NOTICE OF INTENT TO SUE - PROPERTY ENCROACHMENT

Dear [Recipient's Name],

This letter serves as formal notice regarding an ongoing boundary encroachment onto my property located at [Your Property Address].

Based on a recent land survey conducted by [Name of Surveyor/Company] on [Date of Survey], it has been determined that your [Structure/Fence/Wall/Landscaping/Other] extends approximately [Number] feet/inches onto my property along the [North/South/East/West] boundary line.

I have previously attempted to resolve this matter informally on [Date(s) of previous contact], but the encroachment has not been removed. This unauthorized use of my land constitutes a trespass and an encroachment that interferes with my property rights.

DEMAND FOR ACTION:

I hereby demand that you take the following actions by [Deadline Date, e.g., 14 or 30 days from today]:

- Remove the encroaching structure or items from my property; and
- Restore the affected area to its original condition.

Failure to comply with this demand by the date specified above will leave me with no alternative but to initiate legal proceedings against you. I will seek a court injunction to force the removal of the encroachment, as well as recovery of legal fees, survey costs, and any damages permitted by law.

I hope to resolve this matter amicably and avoid the necessity of litigation. Please contact me immediately to confirm your plan for remediation.

Sincerely,

[Your Signature]

[Your Printed Name]

Enclosure: Copy of Property Survey