

[Date]

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

Re: Notice of Sale for Property located at: [Property Address]

Dear [Recipient Name/Prospective Buyer],

I am writing to formally introduce myself as the Court-appointed Executor for the Estate of [Deceased Name], filed under Probate Case Number [Case Number] in [County Name] County.

As part of my duties in settling the estate, I am initiating the sale of the real property located at [Property Address]. Please be advised that this property is being sold in "**As-Is**" condition. The Estate will make no warranties, guarantees, or representations regarding the physical condition of the property, and no repairs or credits for repairs will be provided.

Key details regarding this sale include:

- **Probate Status:** The sale is subject to [Full/Limited] authority under the Independent Administration of Estates Act (IAEA).
- **Disclosures:** As an Executor who has not resided on the premises, I am exempt from providing certain standard property disclosures required in traditional sales.
- **Inspections:** Buyers are encouraged to conduct their own due diligence and inspections at their own expense prior to submitting an offer.
- **Court Confirmation:** This sale [will/will not] require court confirmation and may be subject to overbid procedures.

If you have any questions regarding the bidding process or wish to schedule a viewing, please contact [Real Estate Agent Name] at [Phone Number/Email] or contact me directly.

Thank you for your interest in this estate property.

Sincerely,

[Your Signature]

[Your Printed Name]
Executor for the Estate of [Deceased Name]
[Your Phone Number]
[Your Email Address]