

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Property located at [Property Address / APN Number]

Dear [Owner Last Name],

I am writing to you because public records indicate that the property taxes for your property at [Property Address] are currently delinquent. I understand that dealing with back taxes and potential foreclosure can be a stressful situation.

I am a private real estate investor, and I am interested in buying your property "as-is" for cash. By selling now, you can avoid the tax sale process and walk away with cash in your pocket rather than losing the property to the county.

Benefits of selling to me:

- **Cash Offer:** I pay in cash and can close quickly.
- **As-Is Condition:** You do not need to make any repairs or clean the property.
- **No Commissions:** There are no real estate agent fees or hidden costs.
- **Back Taxes Handled:** I will pay off the delinquent taxes at the time of closing.

If you are interested in receiving a fair, no-obligation cash offer, please contact me at your earliest convenience. You can call or text me at **[Your Phone Number]** or email me at **[Your Email Address]**.

I look forward to hearing from you and seeing if I can help.

Sincerely,

[Your Name]

[Your Company Name, if applicable]