

[Your Name/Company Name]
[Your Address]
[Your Phone Number]
[Your Email]

[Date]

[Owner Name]
[Owner Mailing Address]
[City, State, Zip]

RE: Property located at [Property Address/APN]

Dear [Owner Name],

I am writing to you regarding your property located in [County Name], [State]. According to public records, there is currently a delinquent tax balance associated with this property.

Managing a property from out-of-state can often be difficult and stressful, especially when tax obligations begin to pile up. If you are interested in liquidating this asset to resolve the debt and put cash in your pocket, I would like to make a fair, all-cash offer to purchase the property from you.

By selling to me:

- You can resolve the tax delinquency immediately.
- You do not need to travel or visit the property.
- I buy in "as-is" condition (no repairs needed).
- I will cover all closing costs.

If you have any interest in selling, or if you would just like to know what your property might be worth in its current condition, please call or text me at [Your Phone Number].

I look forward to hearing from you.

Sincerely,

[Your Signature]
[Your Printed Name]