

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

[Date]

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

Regarding Property at: [Property Address]

Dear [Homeowner Name],

I am writing to you because public records indicate that the property listed above has outstanding property taxes and may be facing potential foreclosure proceedings. I understand that this can be an incredibly stressful and complicated situation to navigate.

I would like to offer you a simple way out. I am a private investor looking to purchase property in your neighborhood for cash. By selling your property directly to me, you can:

- Pay off the delinquent taxes immediately.
- Avoid the foreclosure process and protect your credit score.
- Sell the property exactly as it is-no repairs or cleaning required.
- Avoid paying any realtor commissions or hidden fees.
- Close on a timeline that works best for you.

If you would like to receive a fair, no-obligation cash offer and put this situation behind you, please call or text me at [Your Phone Number].

Everything we discuss will be kept strictly confidential. I look forward to hearing from you and seeing how I can help.

Sincerely,

[Your Name]
[Your Company Name]