

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

[Date]

[Property Owner Name]  
[Property Owner Mailing Address]

**RE: URGENT NOTICE Regarding Property at: [Property Address]**

Dear [Property Owner Name],

I am writing to you because public records indicate that the property taxes for [Property Address] are currently delinquent. I understand that managing property taxes can be difficult, and I would like to offer you a way to resolve this situation quickly.

I am prepared to buy your property for **CASH**, in its current "as-is" condition. You will not need to make any repairs, pay any realtor commissions, or worry about cleaning out the house.

**Why this is urgent:**

This specific cash offer is set to expire on **[Expiration Date]**. By acting now, I can pay off your back taxes at closing, putting the remaining cash directly into your pocket and protecting your credit from further damage.

**The Benefits:**

- Close in as little as [Number] days.
- No inspections or appraisals required.
- I pay all closing costs.
- We handle all the paperwork.

Please call or text me today at **[Your Phone Number]** to receive your no-obligation cash offer before it expires.

Sincerely,

[Your Name]  
[Your Company Name]