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

[Date]

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

Re: Urgent Property Matter - [Property Address]

Dear [Property Owner Name],

I am writing to you because I noticed that the auction date for your property at [Property Address] has been rescheduled to [New Auction Date].

I understand that this extra time can be stressful, but it also provides a small window of opportunity to resolve the situation before the sale becomes final. I am a private real estate investor, and I would like to make you a fair, all-cash offer to buy your property exactly as it is.

Working with me offers several benefits during this time:

- **Speed:** I can close quickly, often before the new auction date.
- **Cash Offer:** There are no bank approvals or financing delays.
- **As-Is Condition:** You do not need to make any repairs or clean the property.
- **No Commissions:** You won't have to pay any real estate agent fees.

My goal is to create a win-win situation where you can walk away with cash in hand and avoid the long-term impact of a completed foreclosure on your credit report.

Please call or text me today at **[Your Phone Number]**. We have a limited amount of time before the new date, and I would like to see how I can help you.

Sincerely,

[Your Name]
[Your Company Name, if applicable]