

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

[Date]

[Recipient Name]
[Recipient Mailing Address]

Re: Property at [Property Address]

Dear [Recipient Last Name],

Please accept my condolences for the loss of your loved one. I am reaching out because public records indicate that the property at [Property Address] currently has outstanding property taxes due.

Inheriting a property often brings unexpected financial burdens, especially when back taxes are involved. I specialize in helping heirs resolve these situations quickly. I can offer a solution that allows you to walk away from the tax debt and the property with cash in hand.

By working with me, you can avoid:

- Tax foreclosure or government auctions.
- Ongoing maintenance and insurance costs.
- Complex legal or probate hurdles regarding the sale.

I buy properties in "as-is" condition, meaning you do not need to make any repairs or even clear out the contents. I can pay all closing costs and close on a timeline that works best for you.

If you are interested in discussing how I can help you clear the tax debt and receive a fair cash offer, please call or text me at [Your Phone Number].

Thank you for your time.

Sincerely,

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