

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

[Date]

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

Re: Urgent Proposal Regarding Your Property at [Property Address]

Dear [Homeowner Name],

I am writing to you because I understand that your property at [Property Address] is currently scheduled for auction on [Auction Date].

I would like to offer you a way to avoid the auction process entirely. I am a private buyer interested in purchasing your property for cash, in its current "as-is" condition. By selling before the auction, you can:

- Stop the foreclosure process immediately.
- Protect your credit score from an auction/foreclosure filing.
- Avoid any additional legal or auction fees.
- Receive a fair cash offer and close within [Number] days.

There is no need to perform repairs, clean out the house, or pay agent commissions. I can handle all the paperwork and work directly with your lender to settle the debt.

Time is of the essence. If you are interested in a quick, hassle-free sale, please call me immediately at [Your Phone Number] or email me at [Your Email].

I look forward to hearing from you and helping you find a solution.

Sincerely,

[Your Name]