

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

[Date]

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

Re: Property located at [Property Address/Assessor's Parcel Number]

Dear [Property Owner Name],

I am writing to you because public records indicate that the property listed above may have outstanding property taxes due. I understand that managing property taxes can be a complex and stressful situation, especially if circumstances have changed recently.

My name is [Your Name] and I specialize in helping property owners find solutions for delinquent tax situations. I am interested in purchasing your property "as-is" for cash. This would allow you to:

- Pay off the delinquent tax debt in full.
- Avoid further penalties, interest, or a potential tax sale.
- Walk away with cash in your pocket.
- Avoid the hassle of repairs or listing the property on the market.

I am not a Realtor looking for a listing; I am a private buyer looking to provide a quick and simple solution. If you would like to discuss a cash offer or explore how I can help you resolve this tax matter, please call me at [Your Phone Number] or email me at [Your Email Address].

There is no obligation, and our conversation will remain completely confidential.

I look forward to hearing from you.

Sincerely,

[Your Signature]  
[Your Printed Name]