

**DATE:** [Insert Date]  
**PROPERTY ADDRESS:** [Insert Property Address]  
**PARCEL NUMBER:** [Insert Parcel ID/APN]  
**URGENT: FINAL NOTICE OF EXPIRATION**

Dear [Property Owner Name],

Our records indicate that the property taxes for the above-referenced parcel are currently delinquent. A tax sale certificate was previously issued against this property due to unpaid taxes for the year(s) [Insert Tax Years].

**PLEASE BE ADVISED:** The legal redemption period for this property is scheduled to expire on **[Insert Expiration Date]**.

If the full redemption amount is not paid by this date, you may lose all legal rights and interest in the property. Following the expiration of this period, the tax lien holder may apply for a tax deed, which can result in the permanent transfer of ownership and your immediate eviction from the premises.

**Total Amount Required to Redeem:** \$[Insert Amount]

*\*This amount may include delinquent taxes, interest, penalties, and administrative fees.*

To prevent the loss of your property, you must contact the [Insert County/City Name] Tax Collector's Office immediately at [Insert Phone Number] or visit their office at [Insert Office Address] to arrange for payment.

Failure to act before [Insert Expiration Date] will result in the loss of the property.

Sincerely,

[Your Name/Agency Name]  
[Your Title]  
[Contact Information]