

RE: Urgent Matter Regarding the Property Located at: [Property Address]

Dear [Executor/Heir Name],

Please accept my deepest condolences for the loss of [Deceased Name]. I am writing to you regarding the property listed above, which is currently part of the probate process.

My records indicate that there may be outstanding property tax obligations or immediate liquidity needs associated with this estate. In many probate cases, the pressure of accumulating taxes, maintenance costs, and legal fees can become an unnecessary burden on the beneficiaries.

I specialize in purchasing probate properties quickly, for cash, and in "as-is" condition. By working with me, you can:

- **Eliminate Tax Delinquency:** Pay off outstanding tax liens immediately to prevent foreclosure.
- **Avoid Repairs:** I buy the property exactly as it sits; you do not need to clean it out or make repairs.
- **Fast Liquidation:** Receive a cash offer within 24 hours and close on your timeline.
- **No Commissions:** There are no realtor fees or hidden closing costs.

If you are interested in a simplified solution to liquidate this asset and settle the estate's debts, please contact me directly at [Your Phone Number] or [Your Email Address].

I am available to discuss an offer at your earliest convenience.

Sincerely,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Website/Email]