

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

[Date]

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

RE: Property located at [Property Address]

Dear [Property Owner Last Name],

I am writing to you because public records indicate that the property taxes for [Property Address] are currently delinquent. I understand that managing property expenses can become overwhelming, and I am reaching out to offer a potential solution.

I specialize in purchasing properties directly from owners who are facing tax challenges. By selling your property now, you can:

- Pay off the full tax debt immediately and stop further interest or penalties.
- Avoid the stress of a potential tax foreclosure or public auction.
- Receive a fair cash offer for the property in its current "as-is" condition.
- Close quickly on a timeline that works for you.

You would not need to make any repairs, clean out the property, or pay any Realtor commissions. I can handle the paperwork and work with the county to ensure the delinquent taxes are settled at the time of closing.

If you would like to explore how much equity you have left in the home or discuss a cash offer, please call or text me at [Your Phone Number].

This is a confidential inquiry, and there is no obligation to sell.

Sincerely,

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