

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

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

Dear [Homeowner Name],

I am writing to you because public records indicate that the property at [Property Address] currently has outstanding property taxes. I understand that managing these obligations can be stressful, and I would like to offer my assistance in exploring your options.

When facing tax delinquency, you generally have several paths forward to avoid further penalties or a tax sale:

- **Repayment Plans:** Contacting the county to negotiate a monthly payment schedule.
- **Tax Relief Programs:** Checking eligibility for local exemptions or hardship programs.
- **Refinancing:** Using equity to pay off the tax lien.
- **Traditional Sale:** Listing the property on the market to capture your equity before a foreclosure occurs.
- **Cash Offer:** A quick, as-is sale to settle the debt immediately.

As a real estate professional, I specialize in helping homeowners navigate these specific situations. If you are interested in selling, I can provide a comprehensive market analysis to show how much equity you can walk away with, or I can discuss a direct cash offer to stop the tax clock immediately.

Please reach out to me at [Your Phone Number] for a confidential, no-obligation consultation to discuss which option is best for your family.

Sincerely,

[Your Signature]
[Your Full Name]
[License Number, if applicable]