[Your Name]
[Your Address]
[City, State, Zip Code]
[Date]

[Seller's Name/Title Company Name]
[Address]
[City, State, Zip Code]

RE: NOTICE OF TITLE OBJECTIONS
Property Address: [Property Address]
Title Commitment Number: [Number]

To [Name of Seller or Title Officer],

Pursuant to the terms of the Purchase and Sale Agreement dated [Date], I have reviewed the Title Commitment and the Survey for the above-referenced property. This letter serves as formal notice of the following title objections:

1. **Encroachment Issue:** The survey dated [Date] reveals that [Description of encroachment, e.g., the neighbor's garage/fence] encroaches upon the property by [Distance] feet along the [North/South/East/West] boundary line.
2. **Easement Issue:** Schedule B-II, Item [Number] lists an easement for [Description of easement, e.g., private utility access] that interferes with the intended use of the [Location, e.g., proposed pool area].

These matters render the title unmarketable or interfere with my intended use of the property. I request that you take the following actions to cure these objections prior to the closing date:

- Provide evidence of the removal or legal relocation of the encroaching structure.
- Obtain a formal release or modification of the identified easement from the easement holder.

Please provide a written response by [Date] indicating your intent to cure these defects. Failure to cure these objections may result in [Termination of the agreement / Extension of the closing date] as permitted under the contract.

Sincerely,

[Your Signature]
[Your Printed Name]