DATE: [Insert Date]

TO: [Seller Name]
[Seller Address]
[City, State, Zip Code]

VIA: [Certified Mail / Email / Hand Delivery]

RE: NOTICE OF TITLE OBJECTION - Unrecorded Lien
Property Address: [Insert Property Address]
Contract Date: [Insert Date of Purchase Agreement]

Dear [Seller Name],

Pursuant to the terms of the above-referenced Purchase Agreement, this letter serves as formal notice of a title objection regarding the property located at [Insert Property Address].

Upon examination of the title and related disclosures, the following unrecorded lien or encumbrance has been identified:

Description of Objection: [Insert details of unrecorded lien, e.g., unpaid contractor invoices, utility assessments, or municipal charges].

This matter constitutes a defect in title that prevents the delivery of marketable title as required by our contract. Under the terms of the agreement, you are requested to cure this objection by taking one of the following actions prior to the closing date:

- Provide written proof that the debt has been paid in full and the lien is satisfied.
- Obtain a formal release or waiver from the lienholder.
- Arrange for the lien to be paid and discharged out of the Seller's proceeds at the time of closing.

Please provide a written response or evidence of the cure by [Insert Deadline Date]. Failure to clear this title objection may result in a delay of closing or may give the Buyer the right to terminate the contract and receive a refund of the earnest money deposit.

Sincerely,

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

cc: [Insert Title Company Name / Escrow Agent]