DATE: [Date]

TO: [Seller Name / Seller's Attorney Name]
ADDRESS: [Address]

RE: TITLE OBJECTION NOTICE
Property Address: [Full Property Address]
Title Commitment/File Number: [Number]

Dear [Name],

Pursuant to the terms of the Purchase and Sale Agreement dated [Date], I am writing to formally object to the following title defect(s) disclosed in the title commitment for the above-referenced property:

Defect: Potential Missing Heirs / Unresolved Probate

The public records indicate that a previous owner of record, [Name of Deceased Owner], is deceased. However, the chain of title does not sufficiently establish that all legal heirs have conveyed their interest in the property or that the estate has been properly closed. Specifically:

- [Identify specific issue, e.g., Missing Affidavit of Heirship]
- [Identify specific issue, e.g., Lack of proof of service to heirs in probate case #]
- [Identify specific issue, e.g., Unrecorded death certificate or inheritance tax waivers]

These unresolved interests constitute a cloud on the title, rendering it unmarketable. To cure this objection, the following actions are requested:

1. Provision of a certified copy of the final decree of distribution from the probate court;
2. Execution and recording of Affidavits of Heirship from disinterested parties;
3. Quitclaim deeds from all identified heirs not currently represented in the chain of title;
4. [List any other specific requirement].

Please notify the undersigned in writing within [Number] days of your intent to cure these defects. Failure to provide clear and marketable title by the scheduled closing date may result in [Termination of the contract / Extension of the closing period] as provided in the Agreement.

Sincerely,

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