

**DATE:** [Current Date]

**TO:** [Name of Occupants] and All Other Occupants

**PROPERTY ADDRESS:** [Full Property Address]

**SUBJECT: FINAL POST-FORECLOSURE WARNING AND NOTICE TO VACATE**

Dear Occupant(s),

Please be advised that the property located at the address listed above was sold at a foreclosure sale on [Date of Sale]. The new legal owner of the property is [Name of New Owner/Entity].

This letter serves as your formal and final notice that your right to occupy this premises has terminated. You are hereby required to vacate the premises and remove all personal belongings no later than **[Time]** on **[Deadline Date]**.

Failure to surrender the property by the date and time specified above will result in the immediate commencement of legal eviction proceedings. Please be aware of the following consequences of a formal eviction:

- A lawsuit (Unlawful Detainer) will be filed against you in court.
- You may be held liable for legal fees, court costs, and daily holdover damages.
- An eviction judgment will become a permanent part of your public record, which may negatively impact your credit score and your ability to rent or purchase property in the future.
- Upon obtaining a judgment, the Sheriff or Constable will be authorized to forcibly remove you and your belongings from the property.

To avoid legal action, please ensure the property is left in "broom clean" condition, all keys are surrendered, and all personal property is removed by the deadline stated above.

If you wish to discuss a voluntary move-out agreement or "cash for keys" incentive, you must contact the undersigned immediately at [Phone Number] or [Email Address].

This is your final warning. Please govern yourself accordingly.

Sincerely,

[Your Signature]

[Your Printed Name]

[Title/Company Name]

[Contact Phone Number]