

## **NOTICE OF ACCELERATION AND INTENT TO FORECLOSE**

**Date:** [Insert Date]

**Property Address:** [Insert Property Address]

**Tax Parcel Number:** [Insert Parcel ID/APN]

**Lien Reference Number:** [Insert Lien Number]

**TO:** [Insert Property Owner Name(s)]

[Insert Mailing Address]

[Insert City, State, Zip]

### **URGENT NOTICE REGARDING TAX LIEN DEFAULT**

This letter serves as formal notice that you are in default of your property tax obligations regarding the above-referenced property. As of the date of this letter, you have failed to pay the delinquent taxes, interest, and associated penalties as required by law.

**TOTAL AMOUNT DUE: \$[Insert Amount]**

Because you have failed to cure this default within the previously allotted timeframe, the holder of the tax lien hereby exercises the right of **ACCELERATION**. The entire balance, including the principal tax amount, accrued interest, administrative fees, and legal costs, is now due and payable in full immediately.

### **NOTICE OF INTENT TO FORECLOSE:**

If the Total Amount Due is not received in certified funds by [Insert Deadline Date], we will initiate formal foreclosure proceedings. Foreclosure will result in the loss of your ownership interest in the property and may lead to your eviction.

To stop this action, you must provide payment in the form of a cashier's check or money order made payable to:

[Insert Payee Name]

[Insert Payment Address]

[Insert Phone Number]

Please be advised that additional interest and legal fees will continue to accrue daily until the balance is paid in full.

Sincerely,

[Insert Name/Signature]  
[Insert Title/Company Name]  
[Insert Contact Information]