**Local – Spokane Based Company Declares!**

**You WILL NOT Lose Your Home To Foreclosure Sale!**

Dear [seller name],

My Name is [your name]. I am a [your state] State Foreclosure Expert. You are receiving this notification because your property recently had a Notice of Default filed against it. What that means is you have a limited number of days to figure out the best solution for you and your family.

**If you’re interested in:**

* **Staying in Your Home,**
* **Lowering Your Monthly Payments**
* **Avoiding Foreclosure**
* **Not Having to File Bankruptcy**
* **And Possibly Owing Less on Your Home Than You Do Now……**

You Need to call us immediately: **[your phone #]**

***You have many options that will allow you to stay, if that is what you want.***

If you are interested in selling but know that the current condition of the property will not bring you the top dollar of current market value, we are also a full service, licensed and bonded construction company. We will have our seasoned professionals come and rehab and repair anything that may be pulling the value down. We will complete all the necessary work at:

 **“NO OUT OF POCKET EXSPENSE TO YOU”!**

The construction company will be paid out of the closing proceeds. This means you get top dollar, without having to come out of pocket any money.

My team of professionals will handle all the necessary details to assist you in getting the results that you and your family need.

As the market continues its downturn and more and more home owners find themselves in this unfortunate situation, our time will become increasingly limited.

As a result, you need to contact us immediately. The sooner we get started, the greater the number of options you will have available to you.

Call now at 509-593-8424.

We look forward to assisting you in this challenging time.

[your name and contact information]

If your property is currently listed by another real estate agent this is not an attempt to solicit that listing.  However, please have your current agent give me a call so we can discuss some of the options above with them.