

Selectable choice at beginning of letter - Judicial / Non-Judicial

Internal Revenue Service

Date: enter date of letter

xxxName to whom letter is sent

Xxx2nd Name line to whom letter is sent

xxxAddress to whom letter is sent

Xxx2nd Address line to whom letter is sent

xxxCity, State, Zip

Department of the Treasury

Property Location (purchased at foreclosure sale):

This could be a:

1. specific mailing address,
2. a "short" legal description,
3. a parcel number(s), or
4. etc

Foreclosure Sale Date: example January 1, 2010

Contact Person: example Advisor Name

Contact Person's Telephone Number: 111-22-3333x 2185

Contact Person's Address: 111 Main Street, Anywhere, State, 11111

Notification of IRS Right of Redemption

Dear [Salutation] :

We understand that you purchased the property identified above at a foreclosure sale. This property was subject to a Federal tax lien junior to the foreclosing lien. The IRS has the right to redeem the property from you.

We are considering taking this action and have until [calendar date] to redeem your property. [Selectable text here either "The US Attorney" or "We" depends on whether it was a judicial or non-judicial foreclosure] ___ may release our right to redemption before the redemption period expires if you pay an amount determined to be equal to our redemption right. We have enclosed [Selectable text here either: "Form OBD-225" or "Publication 487"] ___ which describes how to apply for a release. If the right of redemption is determined to be without value, you will not be required to pay to obtain a release.

If we redeem the property, we will pay the sum of the following amounts:

1. • The actual amount you paid for the property at the foreclosure sale, including the amount of the obligation secured by the foreclosing lien to the extent satisfied by the sale if you were the holder of that lien,
- Interest on the amount paid at the rate of six percent a year for the period from the date of the sale to the date of redemption,
- An amount equal to the excess of (A) the expenses you incurred to maintain the property over (B) any income you realized from the property, plus a reasonable rental value of the property (to the extent the property is used by you or with your consent, or is rented at less than its reasonable rental value), and
- The amount you paid after the foreclosure sale to a senior lien holder, if you timely request reimbursement for such payment and your request is approved.

If you plan to request reimbursement for payments made to a senior lien holder, you have 15 days from the date of this letter to do so. Your request must be signed by you and contain an itemized statement of the amount claimed, including supporting evidence. The request must also include a waiver or other document that will be effective, ~~on~~ upon redemption by the United States, to discharge the property from, or transfer to the United States, any interest in or lien on the property that may have arisen under local law from payment made to a senior lien holder.

No amount may be reimbursed to you for payments made to a senior lien holder unless we redeem the property and you file a timely request for reimbursement. If you need more time to prepare your request, we may be able to give you an extension.

If your request for reimbursement for payments to a senior lien holder is denied, then you will receive a notice of denial within 30 days of the receipt of your request, or 15 days before expiration of the period for redemption, whichever is later.

If we redeem the property, we must issue our check to the proper person before the redemption period expires. Complete the attachment enclosed with this letter and return it to us within 15 days in the envelope provided.

If you have any questions, please contact me at [Includable text: print the telephone phone number provided above in this spottelephone number].

Sincerely,

signature

Title: Adv/Mgr/Field RO Title
Add'l Line for Group ID

▲▲▲▲▲▲▲▲▲▲

Comment: Fillable field for the signatory to provide their title ...and group ...

NOTE: the signature could be considered for a PDF fillable field – but this should be a signature not a SEID – so leaving as hand signature for now. Until field better able to scan signature into their PDF

Enclosures:
Publication 487 (Non-Judicial Sales)
Attachment
Form OBD-225 (Judicial Sales)
Envelope

ATTACHMENT

IDENTITY OF PERSON TO WHOM PAYMENT SHOULD BE MADE FOR REDEMPTION OF PROPERTY UNDER SECTION 7425 OF THE INTERNAL REVENUE CODE OR SECTION 2410 OF TITLE 28 OF THE UNITED STATES CODE.

1. Name and address of person to whom payment should be made (if person is your agent, please indicate):

Foreclosure Sale Purchaser Name (*or agent for purchaser)
111111 Any Street
Anywhere, USA 99999-9999

Comment:
These fields indicated as fillable in the attachment could be PDF fillable – but it may also be mailed and filled in by hand

2. Area Code and Telephone Number:

XXX-XXX-XXXX

3. Dates when person will be available to accept payment:

Between (date) and (date)

(Note: Second date should not be less than 20 days before the redemption period expires.)

4. Give days of week and hours when person will be available during the above period.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Signature: Signature of Foreclosure Sale Purchaser ... please provide underline

Date: Month day, year