NOTICE OF PROPERTY IDENTIFICATION AND UNIT DESIGNATION DISCREPANCY

Estate-Ordered Real Estate Auction
16713 E Ashbrook Drive, Fountain Hills, Arizona 85268

Seller: Fern Senff Family Trust
Online Auction Ends: Wednesday, November 18, 2026, at 6:00 PM Arizona Time

IMPORTANT DISCLOSURE TO PROSPECTIVE BUYERS AND BIDDERS

United Country Real Estate – Arizona Property & Auction, on behalf of the Fern Senff Family Trust, is providing this notice to disclose an apparent discrepancy involving the legal unit designations and property ownership records for the two adjoining condominium residences at 16713 E Ashbrook Drive, Fountain Hills, Arizona.

The property being offered through this estate-ordered online real estate auction is the larger, three-bedroom, two-bathroom residence with an attached two-car garage, historically owned and occupied by the Senff family.

The property has been marketed as 16713 E Ashbrook Drive, Unit A, consistent with the street address and Maricopa County Assessor's records associated with the Senff property.

However, a review of the recorded Final Replat of Ashbrook Condominiums II (Book 532 of Maps, Page 6) identifies the larger residence as Unit B and the smaller adjoining residence as Unit A.

The Maricopa County property records associate the Fern Senff Family Trust with Unit A (APN 176-01-932) and adjoining property owner Ahmadreza Salehi with Unit B (APN 176-01-933). This creates an apparent discrepancy between the recorded condominium plat, property ownership records, and the physical residences.

TITLE COMMITMENT AND CORRECTIVE ACTION

Pioneer Title Agency, Inc., through Old Republic National Title Insurance Company, has issued a title commitment for the auction property under Order No. 74208178-042-MML.

The title commitment identifies the legal description of the property intended for conveyance as Unit B of Ashbrook Condominium II Replat, according to the recorded condominium declaration and plat.

To address the ownership and unit designation discrepancy, the title commitment establishes requirements for reciprocal deeds between the adjoining property owner and the Fern Senff Family Trust.

These requirements include:

1. A deed from Ahmadreza Salehi to Scott D. Erkelens, as Successor Trustee of the Fern Senff Family Trust, to clear any interest Mr. Salehi may have acquired in the larger condominium unit.
2. A reciprocal deed from Scott D. Erkelens, as Successor Trustee, to Ahmadreza Salehi, to clear any interest the trust may have in the smaller adjoining condominium unit.
3. A subsequent deed from the Successor Trustee conveying the auction property to the successful buyer.

It is the stated intention of the Fern Senff Family Trust and the adjoining property owner to cooperate in resolving this discrepancy in a timely manner and to complete the necessary corrective conveyances before closing the sale to the successful auction buyer.

Pioneer Title Agency is coordinating the title requirements and the necessary documentation. All corrective deeds and related requirements remain subject to proper execution, recording, and approval by the title insurance company.

PROPERTY BEING OFFERED AT AUCTION

For clarity, the property being offered at auction is the larger, three-bedroom residence depicted in the auction photographs, property marketing materials, and available for physical inspection during property previews.

The Seller intends to convey that specific residence, together with its applicable ownership interest in the condominium common elements, as established by the final legal description approved by the title insurance company.

The adjoining smaller, two-bedroom residence is not being offered for sale.

NOTICE TO BUYERS AND BIDDERS

Prospective buyers and bidders are encouraged to review the attached recorded Final Replat, the preliminary title commitment, and all available auction documents before bidding.

The Seller and brokerage are disclosing this matter in advance of the auction to ensure transparency regarding the unit identification discrepancy and the corrective conveyances required by the title insurance company.

The Seller intends to resolve the title discrepancy and satisfy the applicable title insurance requirements before closing. However, as of the date of this disclosure, the corrective conveyances have not been completed, and their successful completion remains subject to the cooperation of the necessary parties and approval by the title insurance company.

The final legal description and property identification to be conveyed to the successful buyer will be confirmed through the title and escrow process.

Prospective buyers should direct any questions regarding this disclosure, the recorded plat, or the title commitment to the listing brokers before bidding.

BROKERAGE CONTACT INFORMATION

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Disclosure Date: November 10, 2026

Supporting Documents:

- Final Replat – Ashbrook Condominiums II, Book 532 of Maps, Page 6
- Preliminary Title Commitment – Pioneer Title Agency, Inc., Order No. 74208178-042-MML

This disclosure is provided for informational purposes and does not amend the recorded condominium documents, establish legal title, or replace the title insurance company's requirements. Buyers should consult their own legal and title professionals regarding any questions concerning ownership or conveyance.