

01242052 B: 2877 P: 1556

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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

10/07/2025 10:50:50 AM Fee \$40.00

By SCALLEY READING BATES HANSEN & RASMUSSEN, P.

Electronically Recorded

Electronically Recorded For:
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
Attn: Marlon L. Bates
15 West South Temple, Ste 600
Salt Lake City, Utah 84101
Telephone No. (801) 531-7870
Business Hours: 9:00 am to 5:00 pm (Mon. - Fri.)
Trustee No. 67152-205F
Parcel No. 243-DA-1

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust to Secure Home Equity Line of Credit Agreement executed by Alexander B. Cohen and Elizabeth G. Cohen, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on January 6, 2017, and recorded as Entry No. 1061439, in Book 2392, at Page 525, Records of Summit County, Utah.

SEE ATTACHED EXHIBIT "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the April 30, 2025 monthly installment and all subsequent installments thereafter as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

DATED this 7 day of October, 2025.

Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



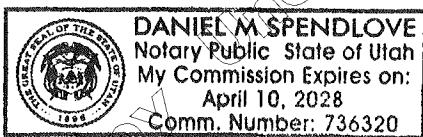
By: Marlon L. Bates

Its: Supervising Partner

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 7 day of October, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1

A PARCEL OF LAND ON THE EAST SIDE OF DALY AVENUE IN THE WASHINGTON MILLSITE RESERVATION, PREVIOUSLY DESCRIBED AS THE 29TH HOUSE ON THE EAST SIDE OF EMPIRE CANYON, PARK CITY, SAID PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°57'00" WEST ALONG THE NORTH BOUNDARY OF THE WASHINGTON MILLSITE RESERVATION 86.12 FEET, AND SOUTH 18°57'58" WEST 84.886 FEET FROM THE NORTHEAST CORNER OF SAID WASHINGTON MILLSITE RESERVATION; SAID POINT ALSO BEING SOUTH 1400.04 FEET AND WEST 1053.30 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING SOUTHEAST CORNER, SECTION 16 TO EAST QUARTER CORNER, SECTION 16, IN NORTH), AND RUNNING THENCE NORTH 70°46'21" WEST 52.45 FEET; THENCE NORTH 66°02'02" WEST 21.80 FEET TO THE EAST LINE OF DALY AVENUE; THENCE NORTH 18°57'58" EAST ALONG SAID EAST LINE 27.80 FEET; THENCE SOUTH 71°02'02" EAST 28.00 FEET; THENCE NORTH 18°57'58" EAST 5.00 FEET; THENCE SOUTH 71°02'02" EAST 46.166 FEET; THENCE SOUTH 18°57'58" WEST 34.939 FEET TO THE POINT OF BEGINNING.

PARCEL 2

WASHINGTON MILL SITE LOT 80B COMMENCING SOUTH 36°27' WEST 1620 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING SAME AS SOUTHEAST CORNER SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST; SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 18° WEST 641 FEET, NORTH 72° WEST 300 FEET THENCE NORTH 18° EAST 543.5 FEET THENCE NORTH 89°57' EAST 315.4 FEET THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

(PC-631 IN BOOK 1618 AT PAGE 601) (PC-633 IN BOOK 388 AT PAGE 386) (PC-630-F IN BOOK 1644 AT PAGE 507) (PC-630-1 IN BOOK 1163 AT PAGE 253) (PC-643 IN BOOK 561 AT PAGE 70) (PC-636 IN BOOK 1377, AT PAGE 22) (PC-632 IN BOOK 1294 AT PAGE 305) (PC-631-A IN BOOK 1529 AT PAGE 1183) (PC-627 IN BOOK 1293 AT PAGE 1480) (PC-627-A IN BOOK 1593 AT PAGE 1023) (PC-630-G IN BOOK 1438 AT PAGE 1210) WASHINGTON MILL SUBDIVISION, 325 DALY SUBDIVISION, THE CANYON, SUBDIVISION, AND 255 DALY AVENUE SUBDIVISION.

CURRENTLY DESCRIBED AS:

LOT 1, 243 DALY AVENUE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.