

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. 67152-183F
Parcel No. 21-18-126-024

14416275 B: 11589 P: 6955 Total Pages: 2
07/30/2025 04:31 PM By: srigby Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.
15 W SOUTH TEMPLE, STE 600 SALT LAKE CITY, UT 84101

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 Daniel Crouch, 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 July 18, 2022, and recorded as Entry No. 13986726, in Book 11357, at Page 3923, Records of Salt Lake 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 December 31, 2024 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.

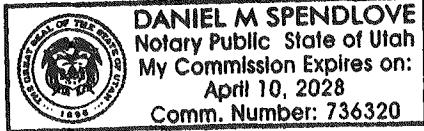
DATED this 30th day of July, 2025.

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

By: Joseph A. Skinner
Its: Partner

STATE OF UTAH)
COUNTY OF SALT LAKE)
: ss
)

The foregoing instrument was acknowledged before me this 30th day of July, 2025, by Joseph A. Skinner, the Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

EXHIBIT "A"

LOT 304, BLOCK 62-A, HOFFMAN HEIGHTS NO. 9 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THAT PORTION DEEDED FROM SUSAN FRAZIER TO THE UTAH DEPARTMENT OF TRANSPORTATION, RECORDED OCTOBER 28, 2011 AS ENTRY NO. 11269491 IN BOOK 9961 AT PAGE 9233, OFFICIAL SALT LAKE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AN ENTIRE TRACT IN THE NORTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 173 WHICH POINT IS 3,295.60 FEET NORTH 89°59'04" WEST ALONG THE NORTHERLY SECTION LINE OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND 55.62 FEET SOUTH 00°05'30" WEST FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID CORNER IS ALSO APPROXIMATELY 54.74 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 532+00.79; AND RUNNING THENCE NORTH 00°05'30" EAST 1.26 FEET ALONG THE WESTERLY LOT LINE OF SAID LOT 304 TO A LINE PARALLEL WITH AND 56.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 89°54'09" EAST 25.21 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 532+26.00; THENCE SOUTH 82°43'47" EAST 10.08 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 173 WHICH POINT IS 54.74 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 532+36.00; THENCE NORTH 89°54'30" WEST 35.21 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.