

\*Courtesy recording

WHEN RECORDED, MAIL TO:  
Nathan Hoopes, Esq.  
Rudd Cooper  
75 W. Towne Ridge Pkwy. Ste. 125  
Sandy, Utah 84070

Ent 555048 Bk 1502 Pg 847 - 849  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2025 Jan 22 11:53AM Fee: \$40.00 HP  
For: Rudd & Hawkes Title Insurance Agency  
ELECTRONICALLY RECORDED

Tax ID: 00-0007-8563

## NOTICE OF DEFAULT

**RUDD COOPER**, as Trustee under that certain Trust Deed With Power of Sale and Assignments of Rents ("Trust Deed") dated December 11, 2024, executed by **RHK Holdings, LLC**, a Wyoming limited liability company, as Trustor, wherein **RapidRise Capital, LLC**, a Utah limited liability company appeared as Beneficiary, and recorded January 2, 2025, as Entry No. 554512, Book 1501, Page 288 in the official records of the Wasatch County Recorder, State of Utah, covering real property more particularly described on Exhibit "A", gives notice as follows:

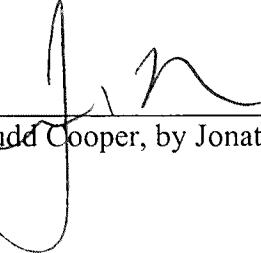
Trustee hereby gives notice that breach of the obligations for which such Trust Deed is security has occurred in that Trustor has failed to pay amounts owing to Beneficiary under a Promissory Note in the original amount of \$2,300,000.00, together with accrued interest, attorneys' fees, costs, and late fees associated herewith; and Beneficiary has elected to cause the property to be sold to satisfy the obligations secured thereby.

Please be advised that the debt secured by the afore-described Trust Deed is hereby accelerated and shall become all due and payable unless the delinquencies described above are cured within the time of three months and in the manner set forth in § 57-1-31, Utah Code Annotated (1953, as amended).

**This is an attempt to collect a debt. Any information obtained may be used for that purpose. This communication is from a debt collector.** Unless, within ninety (90) days after your receipt of this Notice of Default, you dispute the validity of the debt or any portion thereof, we will assume this debt to be valid and will proceed in accordance with that assumption.

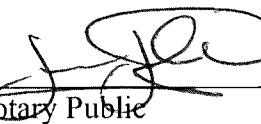
If, within ninety (90) days of your receipt of this Notice of Default, you notify us in writing that the debt or any portion thereof is disputed, we will obtain a verification of the debt or if the debt is founded upon a judgment, a copy of the judgment, and we will mail to you a copy of such verification.

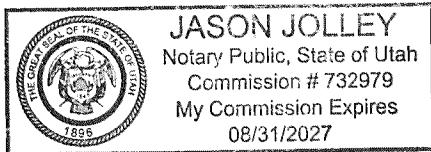
DATED this 22 day of January, 2025

  
Rudd Cooper, by Jonathan Rudd, Officer

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

On the 22<sup>nd</sup> day of January, 2025, personally appeared before me Jonathan Rudd who, being by me duly sworn, did say that he is an Officer of Rudd Cooper, the Trustee under the Trust Deed mentioned herein above and duly acknowledged to me that he signed the foregoing instrument.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Property Description**

**A PORTION OF PARCEL 00-0007-8563 IN WASATCH COUNTY, UTAH,  
BEING 50.15 ACRES, TO WIT:**

BEGINNING AT A POINT THAT IS NORTH 00°12'22" EAST 171.14 FEET ALONG THE SECTION LINE AND EAST 499.90 FEET FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 408.26 FEET TO THE CENTERLINE OF THE DRY CREEK; THENCE SOUTHERLY ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK THE FOLLOWING 26 COURSES: (1) S53°26'40"E 119.10 FEET, (2) S17°35'33"E 182.77 FEET, (3) S07°43'19"W 202.40 FEET, (4) S27°21'00"W 27.75 FEET, (5) S16°18'15"E 36.31 FEET, (6) S33°41'24"E 21.45 FEET, (7) S04°11'32"E 162.76 FEET, (8) S08°33'20"E 97.11 FEET, (9) SOUTH 90.93 FEET, (10) S21°41'21"E 80.48 FEET, (11) S04°28'02"W 54.56 FEET, (12) S18°13'02"E 70.68 FEET, (13) S01°41'05"E 86.72 FEET, (14) S09°53'38"E 74.19 FEET, (15) S20°33'22"E 58.09 FEET, (16) S04°23'55"W 99.73 FEET, (17) S04°23'55"E 44.32 FEET, (18) S00°39'04"E 74.79 FEET, (19) S05°47'34"W 58.94 FEET, (20) S11°32'05"W 42.50 FEET, (21) S19°53'07"W 42.48 FEET, (22) S12°12'02"E 32.17 FEET, (23) S27°45'31"E 54.74 FEET, (24) S39°20'26"E 67.03 FEET, (25) S46°42'35"E 161.12 FEET, (26) S45°00'00"E 24.21 FEET; THENCE EAST 644.02 FEET TO THE WEST BOUNDARY OF THE CHRISTENSEN MOUNTAIN PROPERTIES PARCEL 00-0008-1021; THENCE SOUTH 695.81 FEET ALONG SAID WEST BOUNDARY; THENCE S89°05'38"W 1479.91 FEET ALONG THE NORTH BOUNDARY OF THE CHRISTENSEN MOUNTAIN PROPERTIES PARCEL 00-0020-8418; THENCE N00°10'19"E 2620.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 50.15 ACRES.