

14473259 B: 11622 P: 7073 Total Pages: 3
12/08/2025 03:10 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: REQUIRE REAL ESTATE SOLUTIONS, LLC
700 S. COLORADO BLVD., SUITE #200 GLENDALE, CO 80246

Recording Requested By:

Require Real Estate Solutions, LLC, P.O. Box 860, Palm Harbor, FL 34682

When Recorded Mail To:

Verus Residential Loanco, LLC, 2001 M Street NW, Suite 300, Washington, DC 20036

Verus Loan No. 738708

ASSIGNMENT OF DEED OF TRUST

For Value Received, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-4, the undersigned holder of a Deed of Trust (herein "Assignor") whose mailing address is 2001 M Street NW, Suite 300, Washington, DC 20036, does hereby grant, sell, assign, transfer and convey unto U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, whose mailing address is c/o Selene Finance LP, 3501 Olympus Blvd Suite 500, Dallas, TX 75019, all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Borrower: RON KEENEY and JENNIFER KEENEY

Original Beneficiary: ATHAS CAPITAL GROUP, INC., a California Corporation

Trustee: METRO NATIONAL TITLE

Loan Amount: \$276,500.00

Original Dated: November 26, 2019

Date Recorded: December 2, 2019

Book: 10867

Page: 3531

Entry No.: 13137312

Property Address: 14138 South Crown Rose Drive, Herriman, UT 84096

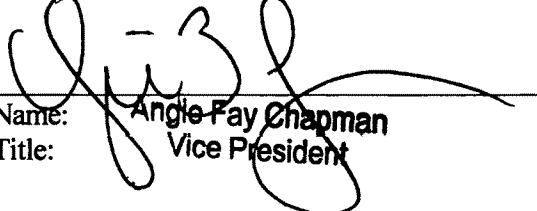
APN: 32-01-353-017-0000

County: Salt Lake

See attached Schedule of Mortgages and Assignments incorporated herein by reference and made a part hereof.

IN WITNESS WHEREOF, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-4, by the officer duly authorized, has duly executed the foregoing instrument on day of NOV 03 2025, 2020.

WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR VERUS
SECURITIZATION TRUST 2020-4, by NewRez
LLC f/k/a New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing, its attorney in fact

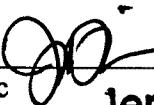
By: 

Name: Angie Fay Chapman
Title: Vice President

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

On this NOV 03 2025 day of NOV 03 2025, 2020, before me personally appeared Angie Fay Chapman as Vice President of NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, its attorney in fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-4, who provided satisfactory evidence of his/her identification to be the person whose name is subscribed to this instrument, and he/she acknowledged that he/she executed the foregoing instrument.

Notary Public
Print Name: 

Jennifer Korn

County, State of South Carolina

My Commission expires:

JUN 13 2029



Schedule of Mortgages and Assignments

Mortgage

Borrower: RON KEENEY and JENNIFER KEENEY
Original Beneficiary: ATHAS CAPITAL GROUP, INC., a California Corporation
Original Dated: November 26, 2019
Date Recorded: December 2, 2019
Book: 10867
Page: 3531
Entry No.: 13137312
Loan Amount: \$276,500.00

Assignment #1

Assignor: ATHAS CAPITAL GROUP, INC., a California Corporation
Assignee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS
SECURITIZATION TRUST 2020-4
Dated: February 15, 2023
Date Recorded: March 2, 2023
Book: 11404
Page: 130
Entry No.: 14077593