

THIS INSTRUMENT WAS PREPARED BY:

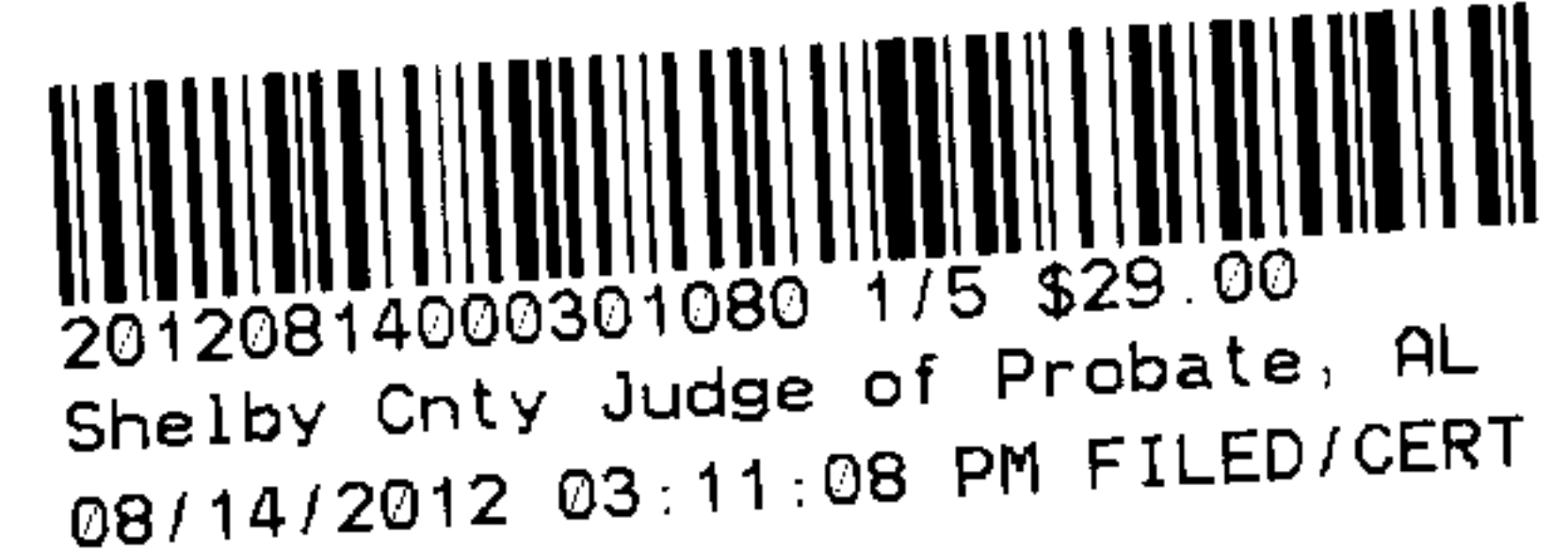
Phillip Jauregui, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

Deutsche Bank National Trust
Company, as Indenture Trustee for
Argent Securities Inc., Asset-Backed
Certificates, Series 2005-W1
4600 Regent Blvd
Suite 200
Irving, TX 75063-1730

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED



KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on January 25, 2005, Kathy Bergman, a single woman, executed a certain mortgage on the property hereinafter described to Argent Mortgage Company, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20050202000052560; and subsequently transferred and assigned to Deutsche Bank National Trust Company, as Indenture Trustee, in Trust for the Registered Holders of Argent Mortgage Loan Trust 2005-W1, Asset-Backed Notes, Series 2005-W1, and said assignment being recorded in Instrument Number 20090211000046300; and subsequently transferred and assigned to Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1 , and said assignment being recorded in Instrument Number 20120411000123880; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case

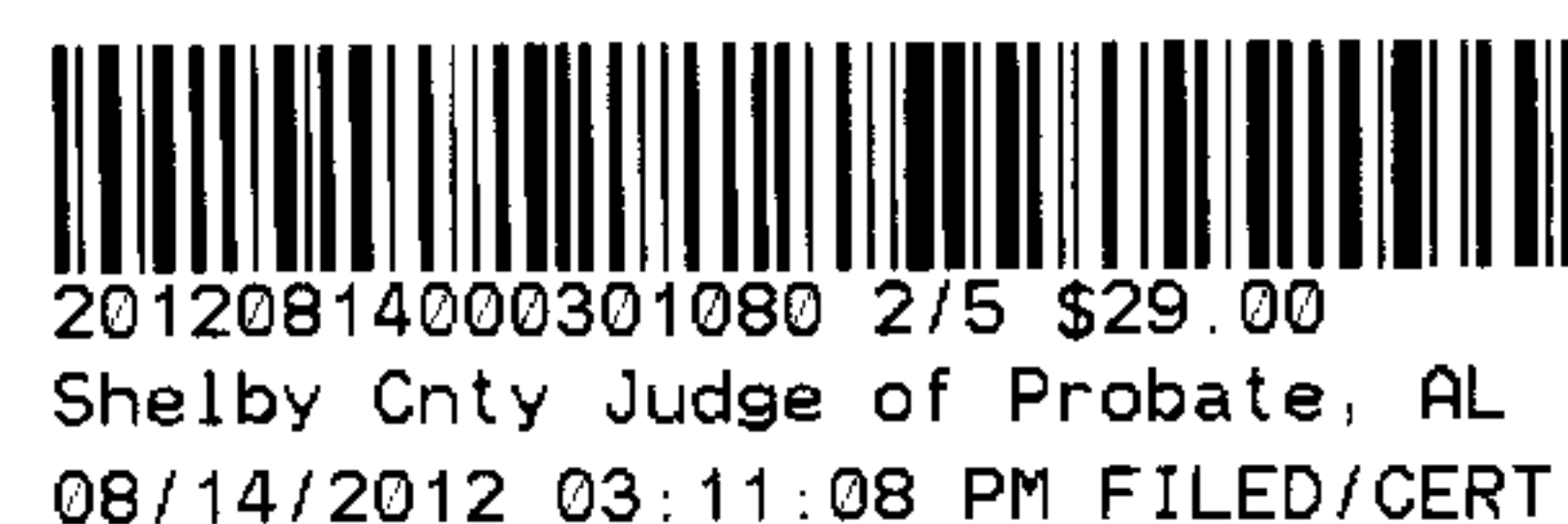
of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 20, 2012, June 27, 2012, July 4, 2012; and

WHEREAS, on July 13, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Gary Anderson did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Gary Anderson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1 ; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1 , in the amount of \$157,653.92, which sum of money Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1 offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as



Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1 , by and through Gary Anderson, as Auctioneer conducting said sale and as Attorney-in-Fact for Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1 , does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1 , the following described property situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Resurvey of Village Parrish, a Townhome Community, as recorded in Map Book 24, Page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


The address of the seller and of the property is: 123 Frances Lane, Helena, AL 35080.

TO HAVE AND TO HOLD the above described property to Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1 and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1 and Kathy Bergman have caused this instrument to be executed by and through Gary Anderson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Gary Anderson, as Auctioneer conducting said sale on July 13, 2012.

Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1

By: Gary Anderson
Gary Anderson, Attorney-in-Fact


20120814000301080 3/5 \$29.00
Shelby Cnty Judge of Probate, AL
08/14/2012 03:11:08 PM FILED/CERT

Kathy Bergman

By: Gary Anderson

Gary Anderson, The person acting as Auctioneer and
conducting the sale as its Attorney-in-Fact

By: Gary Anderson

Gary Anderson, As the Auctioneer and person making
said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Gary Anderson, whose name as Attorney-in-Fact for Kathy Bergman, and whose name as Attorney-in-Fact and agent for Deutsche Bank National Trust Company, as Indenture Trustee for Argent Securities Inc., Asset-Backed Certificates, Series 2005-W1 ; and whose name as Auctioneer and person making said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 10th day of August, 2012.

Dorothy M. Veitch

Notary Public in and for the State of Alabama,
at Large

My Commission Expires: 6-28-14



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large

20120814000301080 4/5 \$29.00
Shelby Cnty Judge of Probate, AL
08/14/2012 03:11:08 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kathy Bergman Grantee's Name Deutsche Bank National
 Mailing Address 123 Frances Lane Mailing Address 4600 Regent Blvd
Helena, AL Suite 200
35080 Spring Texas 75063

Property Address 123 Frances Lane Date of Sale 7.13.12
Helena, AL Total Purchase Price \$ 157,653.92
35080 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other foreclosure Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8.6.2012

Unattested

(verified by)

Print Samie R. Neuman

Sign Samie R. Neuman
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20120814000301080 5/5 \$29.00
 Shelby Cnty Judge of Probate, AL
 08/14/2012 03:11:08 PM FILED/CERT