



2010 00012465

Bk: 10209Pg: 251 Page: 1 of 5

Recorded: 06/21/2010 12:07 PM

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 06/21/2010 12:07 PM  
ctrl# 024182 01398 Doc# 00012465  
Fee: \$437.76 Cons: \$95,921.06

09-053324

***FORECLOSURE DEED***

Deutsche Bank National Trust Company, As Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-W1, Sale and Servicing Agreement Dated April 19, 2005, having a place of business at 1761 East St. Andrew Place, Santa Ana, CA 92705, the present holder of a mortgage from Joseph M. Pasterczyk and Charlotte F. Pasterczyk to Argent Mortgage Company, LLC, dated January 21, 2005, and recorded at Hampshire County Registry of Deeds in Book 8141, Page 114\*, by the power conferred by said mortgage and every other power, for Ninety-Five Thousand Nine Hundred Twenty-One Dollars and 06/100 (\$95,921.06) paid, grants to Deutsche Bank National Trust Company, As Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-W1 of 1761 East Saint Andrew Place, Santa Ana, CA 92705, the premises conveyed by said mortgage.

\*See Assignment Recorded at Hampshire County Registry of Deeds in Book 9706, Page 95.


\*\*For authority see Power of Attorney recorded in Middlesex County (Northern District) Registry of Deeds in Book 22848, Page 163 and Secretary's Certificate recorded in Middlesex County (Northern District) Registry of Deeds in Book 23000, Page 49.

Property Address: 87 River Road, South Hadley, MA 01075

Witness the execution of said corporation on

March 16, 2010

Deutsche Bank National Trust Company, As Trustee for  
Argent Securities Inc. Asset-Backed Pass-Through  
Certificates, Series 2005-W1, Sale and Servicing  
Agreement Dated April 19, 2005  
By its Attorney in Fact, American Home Mortgage  
Servicing, Inc.


By:   
Joseph Kaminski  
Its: Assistant Secretary and Vice President

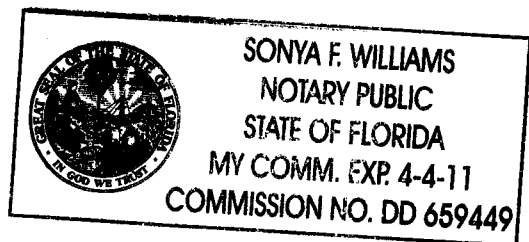
State of Florida  
County of Duval

On March 16, 2010 before me, Sonya F Williams, personally appeared Joseph Kaminski who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 4-4-2011



Property Address: 87 River Road, South Hadley, MA 01075

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

09-053324

**AFFIDAVIT**

I, Joseph Kaminski, of American Home Mortgage Servicing, Inc., Attorney in Fact for Deutsche Bank National Trust Company, As Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-W1, Sale and Servicing Agreement Dated April 19, 2005, make oath and say that the principal and interest obligations mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that Deutsche Bank National Trust Company, As Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-W1, Sale and Servicing Agreement Dated April 19, 2005 caused to be published on December 24, 2009, January 1, 2010 and January 8, 2010 in the Daily Hampshire Gazette, a newspaper published or by its title page purporting to be published in Northampton, Massachusetts and having a circulation therein, a notice of which the following is a true copy. \*

\*There being no newspaper published in South Hadley and the Daily Hampshire Gazette having a general circulation in South Hadley.


(See Exhibit A attached hereto)

Deutsche Bank National Trust Company, As Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-W1, Sale and Servicing Agreement Dated April 19, 2005 also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by causing to be mailed the required notices, certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed January 22, 2010 at 3:00 P.M. upon the mortgaged premises the sale was postponed by public proclamation to February 24, 2010 at 3:00 P.M. upon the mortgaged premises at which time and place upon the mortgaged premises, Deutsche Bank National Trust Company, As Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-W1, Sale and Servicing Agreement Dated April 19, 2005 sold the mortgaged premises at public auction by Susan L. Jasmin of BayState Auction Co., Inc., a duly licensed auctioneer, to Deutsche Bank National Trust Company, As Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-W1 of 1761 East Saint Andrew Place, Santa Ana, CA 92705, above named, for Ninety-Five Thousand Nine Hundred Twenty-One Dollars and 06/100 (\$95,921.06) bid by Deutsche Bank National Trust Company, As Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-W1 of 1761 East Saint Andrew Place, Santa Ana, CA 92705, being the highest bid made therefore at said auction.

Signed under the pains and penalties of perjury this 16<sup>th</sup> day of March, 2010.

Deutsche Bank National Trust Company, As Trustee for  
Argent Securities Inc. Asset-Backed Pass-Through  
Certificates, Series 2005-W1, Sale and Servicing  
Agreement Dated April 19, 2005  
By its Attorney in Fact American Home Mortgage  
Servicing, Inc.

  
By: Joseph Kaminski

Title: Assistant Secretary and Vice President

State of Florida  
County of Duval

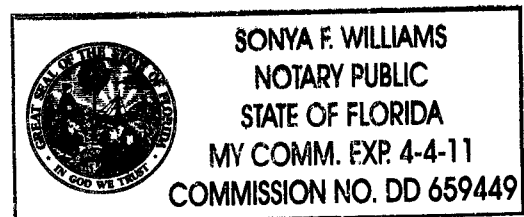
On March 16, 2010 before me, Sonya F. Williams, personally appeared Joseph Kaminski who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public

My commission expires: 4-4-2011



Property Address: 87 River Road, South Hadley, MA 01075

**EXHIBIT A****LEGAL NOTICE  
MORTGAGEE'S SALE OF REAL ESTATE**

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Joseph M. Pasterczyk and Charlotte F. Pasterczyk to Argent Mortgage Company, LLC, dated January 21, 2005 and recorded with the Hampshire County Registry of Deeds in Book 8141, Page 114 of which mortgage Deutsche Bank National Trust Company, As Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-W1, Sale and Servicing Agreement Dated April 19, 2005, is the present holder by assignment recorded in said deeds in Book 9706, Page 95, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **87 River Road, South Hadley, MA** will be sold at a Public Auction at 3:00 PM on **January 22, 2010**, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land in said South Hadley, Hampshire County, Massachusetts, located on the easterly side of a highway leading from South Hadley Falls to Smiths Ferry, bounded and described as follows: Beginning at an iron pin on the easterly side of said highway, said iron pin being the thirty-five (35) feet northerly from the northeast corner of a lot of land known as Rainbow Camp and now or formerly owned by Norbert R. Bonneville and Josephine R. Bonneville and running Northerly one hundred six (106) feet to an iron pin designated as pin #2; thence Easterly a distance of one hundred four (104) feet to pin #3; thence Southerly one hundred six (106) feet to pin #4; and thence Westerly one hundred four (104) feet to pin #1, being the place of beginning. Being the same premises conveyed to the mortgagors herein by deed of Eileen Dineen Pasterczyk, et als dated July 2, 2004 and recorded in Hampshire County Registry of Deeds Book 7890, Page 12. Subject to order of taking eminent domain easement for sewer interceptors with slope rights Town of South Hadley dated May 2, 1978 and recorded in Hampshire County Registry of Deeds Book 2019, Page 264.

For mortgagor's title see deed recorded with the Hampshire County Registry of Deeds in Book 7890, Page 12.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 321 Billerica Road, Suite 210, Chelmsford, MA 01824-4100, or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Deutsche Bank National Trust Company, As Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-W1, Sale and Servicing Agreement Dated April 19, 2005

Korde & Associates, P.C.  
321 Billerica Road, Suite 210  
Chelmsford, MA 01824-4100  
(978) 256-1500

(OOM 09-053324/Pasterczyk)(12/24/09, 01/01/10,  
01/08/10)(181850)

31111968

ATTEST: HAMPSHIRE, Marianne L. Donohue REGISTER  
MARIANNE L. DONOHUE