

**NOTICE OF MORTGAGE FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: March 09, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$249,000.00

MORTGAGOR(S): Iliia N. Krinitzyn and Elena Krinitzyn, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: October 09, 2018

Sherburne County Recorder

Document Number: 863239

And Reformed By Court Order:

Recorded: January 31, 2019

Sherburne County Recorder

Document Number: 867884

ASSIGNMENTS OF MORTGAGE:

And Assigned By Court Order to: JP Morgan Chase, national association

Dated: March 15, 2010

Recorded: March 26, 2010

Sherburne County Recorder

Document Number: 710334

And assigned to: Select Portfolio Servicing, Inc.

Dated: March 19, 2018

Recorded: March 22, 2018

Sherburne County Recorder

Document Number: 853598

And reformed by court order:

Recorded: January 31, 2019

Sherburne County Recorder

Document Number: 867884

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1001310-2060187483-5

Lender or Broker:

American Mortgage Network, Inc. Residential Mortgage Servicer

Select Portfolio Servicing, Inc.

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address: 3933 161s Ave, Becker, MN 55308-8514

Tax Parcel ID Number:

45-021-1203

LEGAL DESCRIPTION OF PROPERTY: The land referred to herein is situated in the State of Minnesota, County of Sherburne, City of Becker described as follows:

The South Half by proportionate measurement of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 21, Township 35 North, Range 28 West, Sherburne County, Minnesota.

Together with: A 66.00 foot ingress, egress, and utility easement over, under, and across the Northeast Quarter and the Northwest Quarter of Section 21, Township 35 North, Range 28 West, Sherburne County, Minnesota, the centerline of said easement described as follows: Commencing at the southeast corner of the said Northeast Quarter; thence North 00 degrees 31 minutes 36 seconds West, assumed bearing, along the east line of the said Northeast Quarter, a distance of 658.67 feet to the point of beginning of the centerline to be described; thence North 85 degrees 32 minutes 12 seconds West a distance of 195.59 feet; thence northwesterly along a tangential curve, concave to the northeast, having a radius of 250.00 feet and a central angle of 47 degrees 56 minutes 21 seconds ) a distance of 209.18 feet; thence North 37 degrees 35 minutes 51 seconds West, tangent to said curve, a distance of 50.95 feet; thence northwesterly, westerly, and southwesterly along a tangential curve, concave to the south, having a radius of 78.00 feet and a central angle of 85 degrees 16 minutes 08 seconds, a distance of 116.08 feet; thence South 57 degrees 08 minutes 01 seconds West, tangent to said curve, a distance of 251.30 feet; thence southwesterly and westerly along a tangential curve, concave to the northwest, having a radius of 184.78 feet and a central angle of 32 degrees 59 minutes 00 seconds, a distance of 106.37 feet to the south line of the North Half of the South half of the said Northeast Quarter; thence North 89 degrees 52 minutes 59 seconds West, along said south line, tangent to said curve, a distance of 1135.57 feet; thence westerly and southwesterly along a tangential curve, concave to the southeast, having a radius of 460.00 feet and a central angle of 23 degrees 39 minutes 52 seconds, a distance of 189.99 feet; thence South 86 degrees 27 minutes 09 seconds West, tangent to said curve, a distance of 45.80 feet; thence southwesterly, westerly and northwesterly, along a tangential curve, concave to the north, having a radius of 165.52 feet and a central angle of 48 degrees 15 minutes 47 seconds, a distance of 139.42 feet; thence North 65 degrees 17 minutes 04 seconds West, tangent to said curve, a distance of 101.74 feet; thence westerly along a tangential curve, concave to the south, having a radius of 150.0 feet and a central angle of 24 degrees 35 minutes 55 seconds a distance of 84.40 feet to the south line of the North half of the Southeast Quarter of the Northwest Quarter of said Section 21; thence North 89 degrees 52 minutes 52 seconds West, tangent to said curve and along the said south line and the south line of the North Half of the Southwest Quarter of the Northwest Quarter of said Section 21, a distance of 1909.49 feet; ); thence southwesterly along a tangential curve, concave to the south, having a radius of 250.00 feet and a central angle of 30 degrees 43 minutes 32 seconds, a distance of 134.07 feet; thence South 59 degrees 23 minutes 42 seconds West, tangent to said curve, a distance of 113.49 feet to a point hereinafter referred to as Point A; thence southwesterly, westerly and northwesterly along a tangential curve, concave to the north, having a radius of 199.99 feet and a central angle of 58 degrees 21 minutes 30 seconds, a distance of 203.70 feet; thence North 62 degrees 14 minutes 48 seconds West, tangent to said curve, a distance of 162.79 feet; thence northwesterly and westerly along a tangential curve, concave to the south, having a radius of 200.00 feet and a central angle of 27 degrees 38 minutes 04 seconds, a distance of 98.46 feet; thence North 89 degrees 52 minutes 52 seconds West, tangent to said curve, a distance of 225.52 feet to the west line of the said Northwest Quarter of Section 21 and said centerline terminating thereat. Together with a roadway and utility easement over, under across the Northwest Quarter of Section 21 that lies within the circumference of a circle having a radius of 50.00 feet. The center of said circle is the aforementioned Point A.

AND

A 56.00 foot ingress, egress, and utility easement over, under, and across the Northeast Quarter of said Section 21, the centerline of said easement described as follows: Commencing at the northwest corner of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter, thence South 89 degrees 48 minutes 49 seconds East, assumed bearing, along the north line of the said Northeast Quarter of the Northwest Quarter of the Northeast Quarter, 33.00 feet to the point of beginning of the centerline to be described; thence South 00 degrees 08 minutes 22 seconds East, parallel with the West line of the said Northeast Quarter of the Northwest Quarter of the Northeast Quarter, a distance of 307.54 feet; thence southwesterly along a tangential curve, concave to the northwest, having a radius of 173.00 feet and a central angle of 44 degrees 33 minutes 25 seconds, a distance of 134.54 feet; thence South 44 degrees 41 minutes 47 seconds West, tangent to said curve, a distance of 140.09 feet; thence southwesterly, southerly, and southeasterly along a tangential curve, concave to the southeast, having a radius of 120.54 feet and a central angle of 50 degrees 13 minutes 41 seconds a distance of 126.71 feet; thence South 15 degrees 31 minutes 54 seconds East, tangent to said curve, a distance of 109.77 feet; thence South 31 degrees 26 minutes 59 seconds East, a distance of 122.57 feet; thence southeasterly and southerly along a tangential curve, concave to the west, having a radius of 205.00 feet and a central angle of 31 degrees 35 minutes 21 seconds, a distance of 113.02 feet to the west line of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter, thence South 00 degrees 08 minutes 22 seconds West, along said west line and the west line of the Northeast Quarter of the Southwest Quarter of the said Northeast Quarter, a distance of 1002.85 feet to the southwest corner of the said Northeast Quarter of the Southwest Quarter of the Northeast Quarter and said center line terminating thereat.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$284,291.53

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: April 30, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Courthouse, 13880 Highway 10, Elk River, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on October 30, 2019, or the next business day if October 30, 2019 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: March 08, 2019

ASSIGNEE OF MORTGAGEE: Select Portfolio Servicing, Inc

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

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