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U.S. Bank Trust Company, National Association, not in  
its individual capacity but solely as trustee for NFMP  
Trust, Series 2023-C

Plaintiff,

Case No. 2026CV000005

v.

Estate of Nona Lee Soroosh

Defendant.

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on March 26, 2026 in the amount of \$605,914.03, I will sell at public auction, located in the Courthouse Annex Addition, main public entrance, 330 Court Street, Eagle River, WI 54521, on

**July 2, 2026**

At 2:00 PM, all of the following described premises, to wit:

PARCEL 10:

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 8, SECTION 20, TOWNSHIP 40 NORTH, RANGE 11 EAST, WASHINGTON TOWNSHIP, VILAS COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20 BEING MARKED BY A VILAS COUNTY MONUMENT; THENCE N 1° 35' 00" E, 776.21 FEET ALONG THE WEST LINE OF SAID SECTION 20 TO AN IRON PIPE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SILVER FOREST LANE, A TOWN ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE N 71° 47' 04" E, 220.07 FEET AND N 57° 04' 05" E, 95.27 FEET TO AN IRON PIPE AND THE PLACE OF BEGINNING. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N 26° 05' 33" E, 129.73 FEET AND N 0° 38' 30" W, 69.40 FEET TO AN IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 75° 18' 25" E, 87.33 FEET TO AN IRON PIPE; THENCE N 15° 24' 40" E, 56.27 FEET TO AN IRON PIPE; THENCE N 33° 22' 26" W, 39.59 FEET TO AN IRON PIPE; THENCE N 42° 56' 30" E, 83.07 FEET TO AN IRON PIPE; THENCE N 34° 43' 21" E, 248.21 FEET TO AN IRON PIPE ON THE SHORE OF CARPENTER LAKE; THENCE MEANDERING ALONG SAID SHORE S 39° 23' 16" E, 92.16 FEET AND S 06° 44' 58" E, 99.73 FEET TO AN IRON PIPE; THENCE LEAVING SAID SHORE S 56° 22' 06" W, 239.50 FEET TO AN IRON PIPE; THENCE S 13° 19' 08" W, 132.29 FEET TO AN IRON PIPE; THENCE S 33° 34' 17" E, 10.55 FEET TO AN IRON PIPE; THENCE S 35° 03' 23" W, 123.15 FEET TO AN IRON PIPE; THENCE S 55° 14' 50" E, 158.90 FEET TO AN IRON PIPE; THENCE N 85° 42' 23" E, 64.61 FEET TO AN IRON PIPE; THENCE S 33° 45' 36" E, 44.38 FEET TO AN IRON PIPE; THENCE S 85° 27' 25" W,

257.15 FEET TO AN IRON PIPE; THENCE N 29° 38' 55" W, 142.76 FEET BACK TO THE PLACE OF BEGINNING.

INCLUDING THE LANDS LYING BETWEEN THE MEANDER LINE AND THE LATERAL LOT LINES EXTENDED TO THE WATER'S EDGE.

SUBJECT TO EASEMENTS FOR INGRESS AND EGRESS OVER THE EXISTING EASEMENT ROADS CROSSING THIS PARCEL.

Street Address: 3282 Knotty Pine Trail, Eagle River, WI 54521

Tax Key No. 26-2507

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely) (Cashier's Check is required if down payment is \$20,000.00 or more). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on \_\_\_\_\_



\_\_\_\_\_  
Sheriff of Vilas County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-25-01290

**NOTE: This law firm is a debt collector.**