

U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS TRUSTEE OF THE  
TRUMAN 2021 SC9 TITLE TRUST

Plaintiff,

vs.

JOSEPH J. PULVERMACHER; THE  
ESTATE OF LINDA J.  
FLANSBURGH; UNKNOWN  
SPOUSE OF JOSEPH J.  
PULVERMACHER, IF ANY;  
CAPITAL ONE, N.A.; STATE BANK  
OF CROSS PLAINS; et al.,

Defendants.

CASE NO. 2024CV002061

FORECLOSURE CASE CODE: 30404

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 14, 2025, in the amount of \$329,292.98, the Sheriff, or Designee, will sell the described premises at public auction as follows:

**TIME:** May 26, 2026, at 10:00 a.m.

**TERMS:**

1. 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check, or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check of certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment will be forfeited to the Plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.

3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:** Room 354 of the City County Building, 210 Martin Luther King, Jr. Blvd.,  
Madison, WI 53703

**PROPERTY DESCRIPTION:** LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 10537  
RECORDED IN DANE COUNTY, WISCONSIN REGISTER OF DEEDS OFFICE IN  
VOLUME 62 OF CERTIFIED SURVEY MAPS, PAGE 202, AS DOCUMENT NO. 3553377, IN  
THE TOWN OF BERRY, DANE COUNTY, WISCONSIN.

**TAX KEY NO.:** 0807-153-8521-0

**PROPERTY ADDRESS:** 8697 SPRING VALLEY ROAD, BLACK EARTH, WI 53515

Submitted

by: Dated this 28 day of April, 2026

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Kale B...  
Dane County Sheriff or Designee