STATE OF WISCONSIN   CIRCUIT COURT   DANE COUNTY

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST	CASE NO. 2024CV002061 FORECLOSURE CASE CODE: 30404
Plaintiff,	
vs.	**NOTICE OF SHERIFF'S SALE**
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; LVNV FUNDING, LLC; et al.,	
Defendants.	

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: July 29, 2025, 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: in 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 _20_ day of _June_, 20_25_

_____   _____
Scott D. Nabke   Dane County Sheriff or Designee
Bar No.: 1037979
Diaz Anselmo & Associates, P.A.
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answersms@dallegal.com