

STATE OF WISCONSIN  
CIRCUIT COURT  
CRAWFORD COUNTY

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CITIZENS FIRST BANK,

Plaintiff,

Case No. 23-CV-76

vs.

DRIFTLESS BREWING COMPANY, LLC,  
MICHAEL VARNES-EPSTEIN,  
CHRISTOPHER BALISTRERI,  
UNITED STATES SMALL BUSINESS ADMINISTRATION, and  
MISSISSIPPI RIVER RPC-CMV GROWTH FUND,  
Defendants.

Case Class Type:  
Foreclosure/Replevin  
Code No. 30404; 30304

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### NOTICE OF SHERIFF'S SALE

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By virtue of and pursuant to a JUDGMENT OF FORECLOSURE & REPLEVIN entered in the above entitled action on the 24<sup>th</sup> day of April, 2024, I will sell at public auction at the front entrance of the Courthouse in the City of Prairie Du Chien, Crawford County, Wisconsin, on the 20<sup>th</sup> day of February, 2025, at 9:30 a.m., all of the following described real estate located in Crawford County, Wisconsin, to-wit:

**Parcel 1:**

Lot Eleven (11), Adams Addition, Village of Soldiers Grove, Crawford County, Wisconsin.

**Parcel 2:**

An easement for ingress and egress for the benefit of Parcel 1 over and across Outlot Six (6), Adams Addition, Village of Soldiers Grove, Crawford County, Wisconsin, as more particularly described in a Parking Lot Easement Agreement recorded on October 9, 2009, as Document no. 307869.

Street address: 102 W. Sunbeam Boulevard, Soldiers Grove, WI 54655

Tax Parcel No: 12-181-0007-0000

**DOWN PAYMENT:** \$10,000.00 on date of sale in cash or by FDIC bank certified check and balance in full on the date of the order confirming the sheriff's sale.

**TERMS OF SALE:** Cash. The purchaser shall assume all unpaid real estate taxes. The purchaser shall be responsible for the Wisconsin transfer fee and recording fees. Title will transfer by Sheriff's Deed, without any warranties, expressed or implied. The property is sold in its 'as is' condition.

Dated at Prairie du Chien, Wisconsin, this 9 day of January, 2025.

*Dale O. McCullick*

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Dale McCullick  
Sheriff of Crawford County, Wisconsin

KOSTNER, KOSLO & BROVOLD LLC  
Attorney Karina O'Brien  
108 West Main Street  
Arcadia, WI 54612  
Plaintiff's Attorneys