

STATE OF WISCONSIN
CIRCUIT COURT
CRAWFORD COUNTY

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

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a JUDGMENT OF FORECLOSURE & REPLEVIN entered in the above entitled action on the 24th 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 20th 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

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