

Notice of Sheriff's Levy and Sale

UNION COUNTY SHERIFF'S OFFICE • 302 N PINE STREET, CRESTON, IA 50801 • (641) 782-7322

IN THE IOWA DISTRICT COURT FOR UNION COUNTY

STATE OF IOWA)
) SS
 UNION COUNTY)

Docket No. (Sale No.) 26-0221(1)
 Court No. EQCV019967

Publish Dates
 03/06/2026
 03/13/2026

SPECIAL EXECUTION

PLAINTIFF: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC

vs.

- DEFENDANT: CARTER, WHITNEY
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- DEFENDANT: WHITNEY CARTER, AS ADMIN OF THE ESTATE OF KATHLEEN ANN MARKMANN, DECEASED, WHO DIED MARCH 11, 2024
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- DEFENDANT: ALL PERSONS WITH AN INTEREST IN THE ESTATE OF KATHLEEN A MARCKMANN, WHO DIED MARCH 11, 2024
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- DEFENDANT: UNKNOWN SPOUSE OF KATHLEEN A MARCKMANN
-
- DEFENDANT: CARTER, WHITNEY
-
- DEFENDANT: MARCKMANN, BOE
-
- DEFENDANT: STATE OF IOWA
-
- DEFENDANT: PARTIES IN POSSESSION

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

LAND SITUATED IN THE CITY OF CRESTON, IN THE COUNTY OF UNION, THE STATE OF IA: A TRACT OF LAND LOCATED IN LOT EIGHTEEN (18), SOUTHWESTERN SUB-DIVISION OF THE NORTH-HALF (NORTH 1/2) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTY-TWO (72) NORTH, RANGE THIRTY ONE (31) WEST OF THE 5TH P.M., UNION COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34 AND THE SOUTH LINE OF SAID LOT 18, SAME POINT BEGINNING THE POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34 A DISTANCE OF 136.8 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 18 A DISTANCE OF 193.3 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD A DISTANCE OF 142.3 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 18 A DISTANCE OF 233.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.67 ACRES MORE OR LESS.

Street Address 1456 US HIGHWAY 34 CRESTON, IA 50801

The described property will be offered for sale at public auction for cash only as follows:

Date of Sale	Time of Sale	Place of Sale
04/14/2026	10:00 AM	LAW CENTER LOBBY 302 N PINE ST CRESTON, IOWA.

This sale not subject to redemption.

Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if applicable.

Judgment Amt	Costs	Accruing Costs	Interest	Attorney
\$68,586.93	\$8,111.23	PLUS	2.75% INTEREST ON PRINCIPAL FROM MARCH 1, 2025 TO DATE OF SALE	JOHNSON, BLUMBERG & ASSOCIATES LLC

Date	Sheriff	Deputy
03/04/2026	BRIAN BOLTON	