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Attorneys for Aerial Funding, LLC

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF BONNEVILLE

AERIAL FUNDING, LLC, a Colorado
limited liability company,

Plaintiff,

vs.

TRUDY LYNN GNEITING f/k/a TRUDY LYNN FIFE, an individual; DAVID JOE FIFE, an individual; FORD MOTOR CREDIT COMPANY, LLC, a Delaware limited liability company; BLACK HAWK HOMEOWNER'S ASSOCIATION, INC., an Idaho corporation; THE BANK OF COMMERCE, an Idaho corporation; TD AUTO FINANCE, LLC, a Michigan limited liability company; TRUST FINANCIAL, LLC, a Wyoming limited liability company; THE UNITED STATES OF AMERICA, ACTING THROUGH THE INTERNAL REVENUE SERVICE, an instrumentality of the United States,

Defendants.

Case No. CV10-24-3366

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

Date of Sale: March 11, 2026

Time of Sale: 1:00 o'clock P.M.

**Place of Sale: Bonneville County
Courthouse Rotunda, 605 N. Capital,
Idaho Falls, ID**

BY VIRTUE of a **WRIT OF EXECUTION** in my hand issued out of the District Court of the Seventh Judicial District, in and for the County of Bonneville, State of Idaho, against TRUDY LYNN GNEITING f/k/a TRUDY LYNN FIFE and DAVID JOE FIFE ("Defendants"), I have attached the real property described as follows:

Lots 3 and 4, Block 1, Black Hawk Division No. 2, according to the plat thereof, filed as Instrument No. 996578, records of Bonneville County, Idaho, with a common address of 7770 S. Blackhawk Drive, Idaho Falls, Idaho 83046 (the "Property").

NOTICE IS HEREBY GIVEN that on the **11th day of March, 2026, at 1:00 o'clock p.m.**, at the Bonneville County Courthouse Rotunda, located at 605 N. Capital, Idaho Falls, Idaho 83402, I will sell all rights, title, and interest of the said Defendants, in the above described real property at public auction to the highest bidder for cash, lawful money of the United States of America, to satisfy said Writ of Execution and all costs.

And that the said real estate is subject to redemption within one (1) year after the sale if the real property sold consisted of a tract of land of more than twenty (20) acres, and within six (6) months after the sale if the real property sold consisted of land of twenty (20) acres or less, pursuant to the statute in such case made and provided, except: **NO EXCEPTIONS.**

The sale is conducted subject to all senior liens and encumbrances of record.

The Sheriff, by Certificate of Sale, will transfer the right, title and interest of the judgment debtor in and to the property at the time the execution or attachment was levied. The Sheriff will also give possession but does not guarantee clear title nor continued possessory right to the purchaser. The Sheriff sells all property "as is", "whereas", and without any guarantee or warranty whatsoever.

All bidders must register with the Sheriff prior to the start of the sale and must have in their possession sufficient cash or a letter from their bank or financial institution guarantying the availability of funds. Payment by cash or certified funds is due by 3 p.m. on the day of the sale.

DATED this 29th day of January, 2026.

SAMUEL M. HULSE
BONNEVILLE COUNTY SHERIFF

By: K. Shigihara
Deputy Sheriff