

Legals

Notice of Complaint

STATE OF NORTH DAKOTA
IN DISTRICT COURT
COUNTY OF SHERIDAN
SOUTH CENTRAL JUDICIAL DISTRICT

Estate of Alvina Geiger, by and through her duly appointed Personal Representative,

Allan Geiger,
Plaintiff,

vs.
William Axt, Deceased; Edna Axt, Deceased; Pearl Axt, Deceased; Leon Axt, Deceased; The Unknown Heirs, Devisees, Legatees, Grantees, Creditors, and Successors of Deceased Defendants, and all Persons Unknown, Claiming Any Legal or Equitable Right, Title, Estate, Lien, or Interest in the Property Described in the Complaint Adverse to Plaintiff's Title,

Defendants.
Civil No.
COMPLAINT

Plaintiff, the Estate of Alvina Geiger ("the Estate"), appears by and through its duly appointed and acting Personal Representative, Allan Geiger, who brings this action on behalf of the Estate and for its complaint against the above-named Defendants, states and alleges as follows:

1. The Personal Representative was appointed by the District Court of Sheridan County, in Case No. 42-2026-PR-00002, on April 15, 2026 and is authorized to prosecute actions to recover, protect, and quiet title to property of the Estate. Certified letters of administration were issued on April 15, 2026, and remain in full force and effect.

2. Defendant William Axt ("Defendant 1") is deceased. Plaintiff is informed and believes, and on that basis alleges, that Defendant 1 died on or about an unknown date, and that Defendant 1's estate, if any, has or may claim an interest in the property described below.

3. Defendant Edna Axt ("Defendant 2") is deceased. Plaintiff is informed and believes, and on that basis alleges, that Defendant 1 died on or about an unknown date, and that Defendant 2's estate, if any, has or may claim an interest in the property described below.

4. Defendant Pearl Axt ("Defendant 3") is deceased. Plaintiff is informed and believes, and on that basis alleges, that Defendant 3 died on or about an unknown date, and that Defendant 3's estate, if any, has or may claim an interest in the property described below.

5. Defendant Leon Axt ("Defendant 4") is deceased. Plaintiff is informed and believes, and on that basis alleges, that Defendant 4 died on or about an unknown date, and that Defendant 4's estate, if any, has or may claim an interest in the property described below.

6. That this is an in rem action commenced by the Plaintiff to determine the rights of the parties in and to the following described lands situated in Sheridan County, North Dakota:

THE NW4 (21-147-77), SW4, SE4, (15-147-77). (hereinafter the "Subject Property"). At all relevant times, the Property has been situated in Sheridan County, North Dakota.

7. That this court has subject matter jurisdiction over this action pursuant to Chapters 32-17 and 32-23 of the North Dakota Century Code.

8. Decedent Alvina Geiger acquired title to the Property by quitclaim deed, recorded on December 12th, 1967, as Instrument No. 164330 in the Official Records of Sheridan County, North Dakota.

9. Decedent held title to the Property as tenants in common with Defendant 1, Defendant 2, Defendant 3 and Defendant 4, as reflected in the public record.

10. Decedent died on January 4, 2025, and a probate proceeding for the Estate is pending in the District Court of Sheridan County, in Case No. 42-2026-PR-00002, on April 15, 2026. The Property is an asset of the Estate and subject to administration.

11. Since the death of the Plaintiff, issues have arisen regarding claims or potential claims asserted or that may be asserted by or through the deceased defendants named herein, their estates, or their unknown heirs, devisees, legatees, grantees, creditors, successors, or assigns, which claims are adverse to Plaintiff's title.

12. Plaintiff is informed and believes,

and on that basis alleges, that any such claims are without right and that the deceased defendants, their estates, and any unknown heirs, devisees, legatees, grantees, creditors, successors, or assigns have no valid estate, right, title, lien, or interest in or to the Property.

QUIET TITLE

13. That Plaintiff incorporates by reference Paragraphs 1-12, above, as though fully set forth herein.

14. This cause of action is brought pursuant to North Dakota Century Code § 32-17-12 and related provisions, to establish Plaintiff's title to the Property and to determine adverse claims.

15. Plaintiff holds the superior legal right to the Property as an asset of the Estate, by virtue of the chain of title described above and applicable probate law.

16. Defendants, and each of them, claim or may claim some estate, right, title, lien, or interest in the Property adverse to Plaintiff, which claims are without right and constitute a cloud on Plaintiff's title.

17. Plaintiff seeks a judicial declaration that Plaintiff's title is valid and that Defendants, and all persons claiming by, through, or under them, have no estate, right, title, lien, or interest in the Property, and that they be forever barred and enjoined from asserting any adverse claim thereto.

18. Plaintiff is entitled to a decree quieting title in the Estate, as against all Defendants, and each of them, and all persons claiming by, through, or under them.

REQUEST FOR RELIEF
WHEREFORE, the Plaintiff respectfully requests the following relief:

a. That the defendants be required to set forth all their adverse claims to the property above described, and that the validity, superiority, and priority thereof be determined.

b. That the same be adjudged null and void, and that they be decreed to have no estate or interest in, or lien or encumbrance upon, said property.

c. That this title be quieted as to such claim, and that defendants be forever debarred and enjoined from further asserting the same.

d. That the plaintiff recover possession of the premises described, if possession is desired.

e. That the plaintiff have such other general relief as may be just, together with costs and disbursements.

Dated this 18th day of June, 2026.
SANSTEAD LAW OFFICE, PLLC
/s/ Isabelle M. Sanstead-Eastin
ISABELLE M. SANSTEAD-EASTIN,
#09818

JONATHAN P. SANSTEAD, #05332
P. O. Box 2596 Bismarck, ND 58502
Telephone: (701) 955-5029
Email: isabelle@sansteadlaw.com
Attorneys for Plaintiff.
(June 25, July 2 & 9, 2026)

Notice of Summons

STATE OF NORTH DAKOTA
IN DISTRICT COURT
COUNTY OF SHERIDAN
SOUTH CENTRAL JUDICIAL DISTRICT

Estate of Alvina Geiger, by and through her duly appointed Personal Representative, Allan Geiger,
Plaintiff,

vs.
William Axt, Deceased; Edna Axt, Deceased; Pearl Axt, Deceased; Leon Axt, Deceased; The Unknown Heirs, Devisees, Legatees, Grantees, Creditors, and Successors of Deceased Defendants, and all Persons Unknown, Claiming Any Legal or Equitable Right, Title, Estate, Lien, or Interest in the Property Described in the Complaint Adverse to Plaintiff's Title,

Defendants.
Civil No.

SUMMONS
STATE OF NORTH DAKOTA TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY SUMMONED and required to appear and defend against the Complaint in this action, which is hereby served upon you, by serving upon the undersigned an answer or other proper response within twenty-one (21) days after the service of this Summons and Complaint upon you, exclusive of the day of service.

If you fail to do so, Judgement by Default will be taken against you for the relief demanded in the Complaint.

Dated this 18th day of June, 2026.
SANSTEAD LAW OFFICE, PLLC
By /s/ Isabelle Sanstead-Eastin
JONATHAN P. SANSTEAD, #05332
ISABELLE M. SANSTEAD-EASTIN,
#09818

Post Office Box 2596
Bismarck, ND 58502
(701) 955-5029
isabelle@sansteadlaw.com
(June 25, July 2 & 9, 2026)

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