

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS, CIVIL DIVISION

PHYLLIS A. KELTNER, PLAINTIFF
v.

CASE NO. 60CV-26-4835
C. RANDELL BREECE and JUDY WALLER, DEFENDANT

NOTICE OF AMENDED VERIFIED COMPLAINT AND PETITION TO CONFIRM AND QUIET TITLE

Notice is hereby given that Phyllis A. Keltner has filed a Verified Complaint and Petition to Confirm and Quiet Title in the office of the Circuit Clerk of Pulaski County, Arkansas, to confirm and quiet title in and to the following described property in Pulaski County, Arkansas:

Being a description for fence overlap purposes, lying in the City of Little Rock, Pulaski County, Arkansas and being a portion of Lot 10, Block 10, Newton's Addition to Pulaski Heights, now in the City of Little Rock, Pulaski County, Arkansas, and as shown in Plat Book 1, Page 80, records of Pulaski County.

Beginning at the Northwest corner of Lot 10;

Thence from said point of beginning and running along the north line S87°30'34"E a distance of 3.10 feet to the intersection of the north line of said Lot 10 and said fence in question;

Thence along said fence the following 4 bearing and distances:

1.) S18°30'07"W a distance of 2.93 feet;

2.) S02°30'33"E a distance of 4.30 feet;

3.) S03°50'30"W a distance of 61.37 feet;

4.) S03°27'52"W a distance of 19.21 feet;

Thence leaving said fence line N87°59'32" a distance of 0.15 feet to a point on the west line of Lot 10;

Thence along said west line N02°00'28"E a distance of 87.66 feet to the point of beginning, having an area of 125 square feet, 0.003 acres, more or less. Subject to all rights-of-way of record.

The property described herein was conveyed to Phyllis A. Keltner via boundary by acquiescence and adverse possession. The parties that may have an interest in this property are

C. Randell Breece and Judy Waller.

All persons, firms, corporations, or improvement districts that can establish any right to the real property conveyed and foreclosed upon are hereby notified to appear herein, asserting his/her/its title or interest in said property and to show cause why the real property should not be confirmed and title quieted in the name of Phyllis A. Keltner, in fee simple.

WITNESS my hand and seal of this Court this 7th day of October, 2026.

/s/ Jane Valenzuela

PREPARED BY:

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By:/s/ Thomas H. Wyatt

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Attorneys for Phyllis A. Keltner

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