

News Of Record

District Court

August 4
Sarah Hays Spedding, judge

Traffic
Speeding—Traffic school: Kami Usha; Dayne Hurley, with failure to yield to emergency vehicle, \$60.

Alive at 25: Leslie Garcia-Cordero; Clark Hill, with reckless driving, 28 hours community service. Remaining speeding guilties: Hayden Brown, with license not in possession, \$70; Harmoni Franklin, \$20; KC Jenkins, \$55; Olena Marchuk, \$55; Amanda Miller, \$30; Mia Montgomery, \$55; Jaime Sarinana, \$30; Christian Villegas, with no license in possession, \$80; Paul Shipp, Jr., with no license in possession, \$70; Donyell Morton \$100.

D.U.I. - Mario Hanley, with no license, \$300four to six months license suspension; alcohol education; Alexis Lutz, with open container of alcohol in vehicle, \$235/four to six months license suspension/alcohol education/four days; Ryan Heddings, \$200/four to six months license suspension/alcohol education; Santos Obdulio, with no license, \$200/four to six months license suspension/alcohol education/two days.

Disregard stop sign – Daniel Maksimenko, state traffic school; Dale Dalton, with disregarding stop light, no insurance, and driving on suspended license, \$1,250.

Reckless driving – Horacio Munoz, with no license and open container of alcohol in vehicle, \$235.

Careless driving – Cac Rutilia, with no license, \$150.

Improper passing – Kara Love, with no license, \$125.

Failure to yield right of way to emergency vehicle – Angela Rodgers, with no insurance, state traffic school and \$250.

Fail to file accident report – Shane Fisk, court costs only.

No seat belt – Woodford Roark, \$25; Jose Leacodio, with no license, \$125; Vilma Mejia, \$25.

About News of Record:

The Woodford Sun reports on this page all traffic and misdemeanor fines in District Court; police reports released from the local or state police departments and sheriff’s office; civil suits in Circuit Court; fire reports released by the city and county fire departments, and property transfers recorded in the county clerk’s office.

Information on this page is public record. No names will be withheld by request.

No license – Julio Garay, \$100; Sergio Mejia, \$100.

No license in possession – Gemma Avalos, \$50; Lidia Ordonez, \$50.

No registration – Bryin Boykin, with violation of federal regulation, \$100; Jessica Hal, \$100.

ICE Holders
(An ICE holder is an order or request by the U.S. Immigration and Customs Enforcement to keep the person in custody until ICE can take custody of the person)

Ivan Gonzalez – charged with D.U.I., fleeing and evading law enforcement, open container of alcohol in vehicle, and no license. District Judge posted no cash bond and own recognizance on conditions.

Cesar Tellez – Pled guilty to D.U.I., open container of alcohol in vehicle, no license, and no insurance, \$735/four to six months license suspension/alcohol education/one day served out at time of sentencing.

Misdemeanors
Angelica Espinoza – possession of marijuana, possession of drug paraphrenalia, and no seat belt, \$525.

Melissa Gilliam – criminal trespassing, second degree, one day.

Police Reports

Versailles police investigated 36 non-injury accidents, six injury accidents, issued one summons, and made 13 arrests during this period. Due to vacations, this time period covers two weeks of police reports.

On July 17, police to a burglary on Locust Street of 20 pairs of Nike shoes valued at \$2,000.

On July 20, they responded to a theft of construction equipment valued at \$1,700 on Leestown Pike in Midway, and a leaving the scene of an accident on Marcella Drive.

On July 21, they responded to the theft of three yard flags worth \$60 on Ashmore Street, the theft of a wallet and tool bag from a vehicle on Broadway Street, and a harassing communication on Main Street.

On July 23, they responded to a domestic assault and criminal mischief involving the destruction of a \$500 cell phone on Kentucky Avenue, the made an arrest for receiving stolen property, fleeing and evading both by vehicle and on foot, wanton endangerment of a police officer, reckless driving, no license, and leaving the scene of an accident on Lexington Road, made an arrest for possession of marijuana, drug paraphrenalia, and a controlled substance (cocaine) on Ryne Court, and responded to an identity theft involving a social security number on Main Street.

On July 25, they made an arrest for shoplifting of a can of Modelo beer costing \$3.39 on Lexington Road, made an arrest for D.U.I., fleeing and evading, open alcohol container, no license, and operating a vehicle while using a mobile phone on Green Gable Drive.

On July 26, they made an arrest for domestic assault on Chestnut Lane, and responded to a criminal mischief on Harkness Way.

On July 27, they responded to the theft from a vehicle of a Stihl chainsaw valued at \$250 on Church Street, and

a criminal mischief involving damage to two vehicles on Molly Street.

On July 29, they responded to the violation of a domestic violence order on Macey Boulevard, and the violation of a domestic violence order on MLK, Jr. Boulevard.

On July 30, they responded to a domestic assault on Clifton Road.

On July 31, they responded to the theft of \$1,126 in cash from a vehicle on Dunroven Road, made an arrest for leaving the scene of an accident on Frankfort Road, made an arrest for leaving the scene of an accident, open alcohol container in a vehicle, no license, and no insurance on the U.S. 60 Bypass, made an arrest for possession of a controlled substance (methamphetamine) on Lexington Road, and made an arrest for identity theft on Lexington Road.

On August 1, they issued a summons for possession of marijuana and drug paraphrenalia on Main Street, and responded to a theft of mislaid property of \$60 in cash on Kroger Way.

On August 3, they made an arrest for possession of marijuana and a controlled substance (cocaine) on Main Street, and an arrest for D.U.I. on U.S. 60.

On August 4, they made an arrest for D.U.I. and open container of alcohol in a vehicle on Lexington Road.

Fire Reports

City

The Versailles Fire Department EMTs made 9 EMS calls, and installed one smoke detector from July 22 to July 27, 2025.

On July 22, firefighters responded to a non-injury vehicle accident on Main Street.

On July 25, they responded to a gas leak on Spring Run Road.

On July 26, they responded to an accidental detector activation on Big Sink Road.

County

The Woodford County Fire Department made five EMS calls from July 21 through July 27, 2025.

On July 21, firefighters responded to a plane crash on Pinckard Pike at Kidds Mill Road, and a smoking outlet

on Regent Road.

On July 22, they responded to a false alarm from system trouble on Lexington Road, and a gas leak on Williams Lane.

On July 23, they responded to a controlled burn on Dry Ridge Road.

On July 24, they responded to a false alarm from burnt food on McCowans Ferry Road, one from system trouble on Lexington Road, and one from system trouble on McCracken Pike, responded to a vehicle accident on McCowans Ferry Road, and assisted Versailles Fire Department on Paddock Drive.

On July 25, they responded to a false alarm caused by burnt food on Cox Howard Road.

On July 26, they assisted a farm owner with horses on Shannon Run Road, responded to an injury vehicle accident on Pinckard Pike, and a controlled burn on Pinckard Pike.

Public Records

Suits

Editor’s note: civil suits when filed are allegations, nothing has been proven, and only tell the side of the plaintiff, the person bringing the lawsuit. At time of reporting, the Defendant in the lawsuit has not responded with their side.

JP Morgan Chase Bank, NA v. Nona Modlin – action on account for \$10,186.58.

Capital One, NA v. David DeMoss – action on account for \$5,952.46.

JP Morgan Chase Bank NA v. Christopher Stafford – action on account for \$7,424.24.

Neal McLaughlin v. Patricia McLaughlin – petition for divorce.

Global-Lending Services, LLC v. Lee Howard – action on account for \$8,021.81.

Ally Bank v. Reese Guthrie – action on contract for \$9,700.89, transfer from Anderson County.

Jenny Morris v. Brett Morris – petition for divorce.

Commonwealth of Kentucky v. Mary Sims – action for temporary and injunctive relief seeking closure of childcare facility for being unlicensed and refusing to comply with

applicable law and regulation.

Republic Finance, LLC v. Deborah Pool – action on promissory note for \$7,740.

PNC Bank, NA v. Janae Field – action on account for \$8,428.69.

Brent and Robin Comer v. Tina and Brian Scappaticcio – action for custody of minor children.

Jefferson Capital Systems, LLC v. Amanda Shepard – action on account for \$7,035.69.

Deeds

Walter E. Schott III and Elaine S. Schott to Walter E. Schott III, as trustee of the Walter E. Schott III Revocable Living Trust, 465, 483, 488 and 500 Polo Run Lane, \$1.

Theodore S. Latham and Nina M. Latham to Relevant Properties, LLC (Eddie D. Sorrell, manager), 154 Dan Drive, \$175,000.

Ball Homes, LLC to Matthew Zeltner and Tiffany Zeltner, 317 Glasbury Lane, \$401,606.

Shawn Hicks and Christopher Anthony Hicks to Mary Canty Hall, an undivided 25 percent interest in 1415 Duncan Road, other consideration.

Mary Canty Hall and William E. Hall to Shawn Hicks, an undivided one-half interest in 1420 Duncan Road, other consideration.

Ball Homes, LLC to Taylor Norris Beaton and Riley Vincent Beaton, 305 Glasbury Lane, \$382,433.

Rebecca Trowbridge, as trustee of the Martha Joyce Trowbridge trust, to Jack Dalton Thomas and Nancy Ellen Thomas, 824 Eagle Crest Drive, \$438,000.

Jack Thomas and Nancy Thomas to Christina Michele Heckathorn and Griffin Lee Heckathorn, 2005 Oak Hill Court, \$632,000.

Gary Fordon and Cynthia Fordon to Lou Anna Osborne, 762 Seth Drive, \$467,000.

DeArmond Construction & Remodeling, Inc. (Robert DeArmond, member) to Sean C. Chang and Diana Chang, 502 Saffron Lane, \$755,900.

Mary D. McDaniel to Leah Lange, 105 Queensway Drive, \$290,000.

Marriage license

Lindsey Vivian Wilson and Scott Christopher Claflin.

CUP allows wedding, event venue on Leestown Road

By BOB VLACH
WOODFORD SUN STAFF

The Board of Adjustments (BOA) voted unanimously to approve a conditional use permit at its Aug. 4 meeting, allowing Dan and Elizabeth James to operate a wedding and event venue on their farm at 2150 East Leestown Road.

A proposed multi-purpose event barn will host up to 200 guests for agri-tourism events and private celebrations, according to the couple’s CUP application. Planning Director Steve Hunter said the couple currently hosts equine-related events in a pavilion on the farm, which are exempted uses in the A-1 (agricultural) zoning district.

Dan James told the BOA that he and his wife have owned the farm for close to 10 years, and their business has always been horses. They currently host events and programs to educate and entertain people by giving them up-close and hands-on experiences focused on horses and equestrian disciplines, he said.

The new event barn will have bathrooms and allow for year-round events, Elizabeth James told the BOA. Also, she said renting the new facility for weddings and other special events will help them cover its cost and expand on what they are currently doing. Her family lives on the farm, and they only plan to rent the facility for non-horse events about once a month, she said.

In response to a concern raised by BOA Chair Tim Turney about having bathrooms on a septic system when their farm is surrounded by South Elkhorn Creek on three sides, Elizabeth James said they will have another septic system specifically for the bathrooms in the event barn. She also explained that the bathroom currently on the farm is pumped once a year because “no one wants to have a septic problem on the farm.” So, she said the new bathrooms will not strain a separate septic system, and her husband noted the health department has made a site visit to ensure they comply with what’s required.

Addressing traffic concerns, Dan James said a long driveway prevents traffic backup, so a vehicle does not get stopped on the railroad tracks that cut through the farm.

Also, his wife said they put up temporary signs on both

sides of East Leestown Road when they host events so motorists can prepare to stop. And her husband pointed out they have had no traffic-related issues with trucks and trailers coming in and out of their entrance.

The Agricultural Advisory Review Committee reviewed the proposed agri-tourism use and also did a site visit before recommending approval of the permit with proposed conditions. Those conditions include managed traffic flow, on-site parking, and that the events will end by 10:30 p.m.

Other than the applicants and BOA members, no one spoke during the public hearing on the request prior to the CUP being approved.

Midway U parking

The BOA approved a conditional use permit that allows Midway University to construct a new parking lot near an existing baseball field on its campus. The 200-space parking lot for students is needed because a new library is being built where parking spaces had been located, the BOA was told.

With site work and construction about to begin and students set to return to campus for the fall semester, Hunter said the parking lot may need to be gravel temporarily.

The CUP approved for the baseball field did not include any proposed parking, Hunter pointed out. He also noted that the campus property is zoned A-1, but should probably have a more appropriate zone so CUPs are not necessary.

BOA member Bart Shockley recused himself from voting on the request, which was approved by a 4-0 vote.

West Higgins Street lot

The BOA approved a 9-foot front yard setback variance so Lawrence Doyle can construct a single-family home on .3 acre at 309 West Higgins Street in Midway, R-2 (two-family residential) zoning district. The neighboring property owner at 305 West Higgins Street, Robert Richardson, told the BOA that he and Doyle acquired the properties so they could build two single-family homes.

Neighbor Tom Yount told the BOA that he is fine with a single-family house being built if the lot gets cleaned up. However, he later questioned if there was enough room to build a home on 309 West Higgins Street. Richardson told him that’s why a variance was needed.

SEASONAL HIRING

Wall Street Greetings is hiring full and part time seasonal roles in Production and Customer Service as early as September.

Rates start at \$15/hour based on role and experience.

Contact info@wallstreetgreetings.com or 859-873-0877 for more information.

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