

News Of Record

Circuit Court

June 3, 1 p.m.
Jeremy Mattox, judge

Sentencing

Roosevelt Frederick, 36, of Morehead, was placed on three years probation (drug court) for first-degree possession of a controlled substance and possession of drug paraphernalia (misdemeanor). A three-year prison sentence was suspended. A possession of marijuana (misdemeanor) charge was dismissed.

Plea

Caitlyn Marrs, 19, of Versailles, pleaded guilty to two counts of second-degree assault. The commonwealth recommended five years in prison.

Arraignments

Deshawn Adkins, 27, of Louisville, pleaded not guilty to speeding (26 mph over/greater, violation), failure of owner to maintain required insurance (misdemeanor), disregarding stop sign (violation), disregarding traffic control device - traffic light (violation), improper passing (violation), failure to or improper signal (violation), failure to wear seatbelts (violation), first-degree fleeing or evading police (motor vehicle), receiving stolen property (\$10,000 or more), obscuring the identity of a machine (\$10,000 or more), first-degree wanton endangerment, operating on a suspended/revoked operator's license (misdemeanor), reckless driving (violation), no tail lamps (violation) and driving too fast for traffic conditions (violation).

Marco Munoz, 59, of Versailles, pleaded not guilty to six counts of possessing matter of sexual performance by a minor, two counts of incest, third-degree rape, third-degree sodomy, first-degree unlawful transaction with a minor, use of a minor in a sexual performance, distributing matter portraying sexual performance by a minor and video voyeurism.

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.

officer, resisting arrest, and disorderly conduct on Clifton Road.

On June 8, they issued a summons for domestic assault on Main Street, and made an arrest for D.U.I. at the Circle K on Main Street.

Fire Reports

City

The Versailles Fire Department made 19 EMS assists, and performed two fire inspections from June 1 - 7, 2026.

On June 1, firefighters responded to a room and contents fire on the U.S. 60 Bypass, and a smoke investigation on Markham Lane.

On June 2, they responded to a vehicle fire on Tyrone Pike.

On June 6, they responded to a vehicle collision on Church Street, and a downed electrical line with arching on Saint Clair Street.

On June 7, they responded to a vehicle collision on Maple Avenue.

County

The Woodford County Fire Department made 12 EMS calls and installed one car seat from June 1 - 7, 2026.

On June 1, firefighters responded to a controlled burn on U.S. 60.

On June 2, they responded to a false alarm on Lexington Road due to system trouble and another one on McCracken Pike caused by a dirty detector.

On June 3, they responded to a false alarm on Pheasant Lane due to a faulty detector, a semi-truck rollover with injury on Military Pike, a vehicle accident on U.S. 60, and assisted North Woodford Water District with a leak on Midway Road.

On June 4, they installed a smoke detector on Pheasant Lane, and responded to a car fire on Lake View Road.

On June 6, they responded to two separate vehicle collisions, one on Lacefield Street and the other on Marsailles Road.

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.

Colby Lavergne v. Taylor GIPortfolio Recovery Associates, LLC v. Mark Preston - action on account for \$6,438.81.

Jackie Lee v. Danet Pha - petition for divorce.

Cavalry SPV I, LLC v. Kirstie Brumley - action on account for \$5,154.13.

Lakeview Loan Servicing, LLC v. Jason and Sondra Roberts - foreclosure action for \$221,279.08.

Brian and Amanda Brooks v. Tobacco Rose Farm Construction and Gregory Baker - tort action for injuries sustained in vehicle accident.

Ron Dennis Lumber and Post, LLC v. Stonehorse Real Estate Holdings, LLC - action for payment for fencing work totaling \$63,322.

Commonwealth of Kentucky v. Jason Higgins - petition for child support.

Nathanael Woodard v. Amy Crum - petition for custody and timesharing.

Midland Credit Management, Inc. v. Kennedy Stephens - action on account for \$8,610.97.

First National Bank of

Omaha v. Eunice Doman - action on account for \$23,314.25.

Robert Clark v. Lori Clark - partition action to sell property and settlement of estate.

Amanda Hacker v. Joseph Hacker - petition for divorce.

JP Morgan Chase Bank, NA v. Ricardo Ramirez - action on account for \$7,137.62.

Cassandra Kelley v. Shane Kelley - petition for separation.

Shelby Glessner v. University of Kentucky - statutory wrongful termination action.

Kentucky Farm Bureau Mutual Insurance Company v. Octavia Wilson - subrogation claim for \$9,324.21.

Deeds

K & H Properties, LLC (Jeremy Hendricks, member) to Daniel Sams and Jennie Sams, 286 High Street, \$225,000.

SUS #1 (Gurjinderpal Singh, member and Sandeep Kaur, owner) to Landon B. Miller and Mikeh R. Miller, 825 Oregon Road, \$359,000.

Charles E. Walker Jr. to Patricia Kathleen Walker, 3755 Fords Mill Road, \$1 and other consideration, quitclaim deed.

Morgan D. Bunker and Joseph Bunker to Silver Streak Realty, LLC (Deborah Morris, member), 220 Black Hawk Circle, \$240,000.

Robert Virgin and Teresa Virgin to Joseph M. Bunker and Morgan Bunker, 1695 Oregon Road, \$414,900.

Geoffrey Johnson and Cecilia Renee Johnson to Blue-

grass Pickwick Properties, LLC, 336 Amsden Avenue, \$252,500.

Patricia Ann VanHoose to Jacqueline Bates and Wendy Dugger, 100 Chestnut Lane, \$269,000.

David Carey Little, as executor of the Laura Little-Zoldak estate, to John Francis Zoldak, 108 Shaw Avenue, other consideration.

Donald J. Farrone to James Landon Young and Mariah H. Young, 6655 Delaney Ferry Road Extended, \$669,000.

Crosskey, LLC (Kevin Martin, manager) to CSANY Investments, LLC (Vincent Zhou, member), 100, 102, 104, 106, 108, 110, 111, 114, 115, 116, 117, 118, 119, 126, 121, 122, 123, 124, 125, 126, 127 and 128 Crosskey Drive, \$3,410,000.

Larry P. Kearns, as executor of the Alene Kearns estate, to Jake McKinley, 836 Kingsway Drive, \$270,000.

Marriage Licenses

Shyly Nayely Acajabon Lopez and Juan Daniel Perez Cajabon; Bailey Sky Hall and Eric Robert Bias; Isabella Rose Cherolis and Christopher Alan Murner; Tara Morgan Barbour and Truman Jeffery Galusha; Amelia Gayle Newton and Michael Anthony Johnson; Rebekah Ellen Corman and Samuel Deahl Peterson II; Jarae Nicole Ramirez and Robert Lee Seabrooks; Elisha Ann Holt and Clinton T. Meier.

TKC

Continued from p. 1

hold right now as we struggle to weather the this bourbon storm."

Anderson also confirmed that the troubled distillery project is completely divorced from the ownership and operation of The Kentucky Castle, owned by a related entity, TKC Hospitality Group, LLC. "The Kentucky Castle us and has been operating separately from the distilling company and will continue to be the amazing destination that it has been for a long time."

The decision to sell the property now leaves 151-acres of undeveloped land inside the Versailles USB zoned Industrial-1 (light industrial). As Lucas Witt, the executive director of the Woodford County Economic Development Authority (EDA), said "This does give Versailles and Woodford County a good opportunity since there is very little industrial zoned land in Woodford County." Witt also noted that the value and marketability of the property has significantly increased with the construction of the new road connecting the parcels to Versailles Road and the upcoming construction of Lowe's and Publix.

This is the issue now presented to city officials which the Sun posed: what will become of the property now that it is no longer under the city's control? Conceptually, any type of business or industry that conforms to the limits of I-1 is on the table.

Though the city holds a right-of-first refusal to repurchase the land, Versailles Mayor Laura Dake told the Sun she expects there will be no appetite by council, or her, to exercise that option given it would likely cost in excess of what it sold for in 2024 and simply puts the city back into the role of having to find another buyer.

The city also stands to receive \$250,000 in a penalty from TKC for its failure to break ground by a date certain on the distillery, which was part of the terms of the sale of the property. Dake confirmed, which is corroborated by the Sun's prior reporting, that the city did not give any economic development related incentives to TKC for the construction of the distillery, though some new job creation benchmark incentives were given to TKC by the Kentucky Cabinet for Economic Development, which will not be triggered since the distillery is not being built.

Dake first learned that TKC may be considering selling the property on January 26, 2026, when she received a call from Northbrook Advisors. "The call came from out of the blue, but given the situation of the bourbon industry and the economy, that selling was something they were kind of thinking about," she said. "Recognizing that since the city had sold the property, that this private company was making a business decision, and the city no longer could directly or even indirectly control what would be built there, they asked me what type of industries I thought, as mayor the city, we would like to see go in and whether it should be sold as a single unit or dividing it into parcels."

Though zoning law itself places significant restrictions on how a property can be used, Dake told Northbrook Advisors, "I told them pretty strongly we did not want a data center, a big warehouse operation, bourbon warehouses, a distribution center, or an attempt to rezone it to heavy industry."

Dake said that though this was not necessarily good news for the city, it did present an opportunity in that if the property is sold in parcels versus a single unite, then "not all of our eggs are in the same basket so that down the road we wouldn't have this same scenario where a

business fails and there is no immediate replacement. This was a concern I had when we sold it in 2024 and now we can avoid this happening if the property is subdivided."

As the transaction proceeds, Dake said the city will continue to make its views on possible uses and new businesses going in. One advantage the city has is that Northbrook Advisors has hired (Block + Lot which is a related company to the city's economic development advisor via the EDA, MWM Consulting). "This means the seller's own real estate agent and advisor will know, and be able to articulate, the city's interests in those discussions with potential buyers to make sure our views are known."

Lucas Witt, a principal of MWM which has a contract to provide economic development consulting services to the EDA, told the Sun, "as an independent third-party advisor, MWM Consulting, together with Block + Lot Real Estate, serves both private owners and local government, but in clearly separate roles. On this project, Block + Lot will serve as the broker for a privately owned property, while MWM Consulting's economic development work helps Versailles, Midway, and Woodford County articulate their long-term goals and desired project types. We believe that perspective is a benefit, not a drawback, because it helps align private investment with public priorities, and if a conflict ever does arise, we address it openly with all parties."

Given the city does not have any ownership currently and is highly unlikely to exercise its option to re-purchase the property, neither she nor Witt viewed the matter as creating a conflict of interest.

"At the end of the day, if the land is sold to a buyer who intends to do something on that land which is not in the best interests of the city and our community, then we will fight it tooth and nail."

Dake expects to begin formal discussions about this matter with the city council in a special meeting on Tuesday, June 9.

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PUBLIC NOTICE

Please take notice that an election will be held at the Woodford County Fire Station No. 1, 60 Big Sink Road Versailles, Kentucky on June 27, 2026, between 11:00 AM and 2:00 PM Eastern for the purpose of electing one member to the Woodford County Fire Protection District's Board of Commissioners by the citizens at large of Woodford County. The following individual has submitted his name to be voted on for this position: Luke Mitchell, residing at 411 Normandy Road. John Varner, Chairman Woodford County Fire Protection District

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