

# News Of Record

## Circuit Court

June 11, 1 p.m.

Kathryn Gabhart, judge

### Sentencing

Eric Roach, 37, of Harrodsburg, was placed on five years probation after pleading guilty to flagrant non-support. A one-year prison sentence was suspended.

## District Court

June 16

Sarah Hays Spedding, judge

### Traffic

Speeding – Alive at 25: Landon Hadley; Remaining speeding: Alonte Cline, with permit violation, \$80; James Hutchison, with reckless driving, \$200; Christopher Munsey, \$55; Savannah Vaughn, with no seat belt, \$55; Whitney Young, with no insurance, \$555.

D.U.I. – Dakota Lewis, \$200/four to six months license suspension/alcohol education/four days; Phillip Richardson, with speeding, \$230/four to six months license suspension/alcohol education/four days.

Reckless driving – Kelsey Harris, with two counts of no child restraint and no insurance, \$600; Travis Pitts, state traffic school; Jennifer Ramirez, with no license, \$150; Christopher Bravo, \$100.

Disregarding stop sign – Jonathan Hart, state traffic school; Norman Bush, with no license in possession, \$75; Stephanie Cheek, \$25; Cory Smith, state traffic school.

Driving on suspended license – Dustin Bell, with no seat belt, \$225.

No license – Carlos Hernandez, \$100.

No license in possession – Lori Smith, \$50.

No seat belt – Garrett Hampton, \$25.

No insurance – Tyler Doss, \$100; Hunter Mackay, \$100.

Expired registration – Benjamin Frame, \$25.

### Misdemeanors

Noah Baumgartner – receiving stolen property, attempt to flee/evade police, criminal mischief, wanton endangerment, speeding, reckless driving, driving on suspended license, \$1,050 and 10 days on traffic charges; 90 days probated two years on receiving charge.

Monte Berry – criminal trespassing, 90 days probated two years, no contact with either Versailles Dairy Queens, Jason Thornberry – criminal trespassing, seven days, no contact with victim or residence of victim.

Mathew Rowe – theft by failure to make proper disposition of property, pay restitution.

David Sandoval – alcohol intoxication in a public place and disorderly conduct, \$200.50 and one day.

## Police Reports

Versailles police investigated 19 non-injury accidents, two injury accidents, made two arrests, and issued three summons during this period.

On June 6, police served a summons for flagrant delinquent child support on Poplar Street.

On June 9, they responded to a burglary on Walnut Street involving the theft of a swimsuit and shirt valued at \$150.

On June 10, they responded to a harassment on N. Main Street, and a criminal trespass on Nottingham Drive.

On June 11, they made an arrest for theft and receiving stolen property on Gleneagles Way of a bridal ring, worth \$16,895, and a gold bracelet, worth \$1,500.

On June 12, they responded to a theft of a Smith & Wesson 9.9 mm handgun worth \$350 on Hastings Lane, robbery of \$500 in a case on E. Main Street, and an assault (dating violence) and violation of a Domestic Violence Order on N. Brand Street.

On June 13, criminal mischief at Falling Springs Park.

On June 14, the theft of two 5x8 trailers valued at \$6,000 on Marsailles Road.

On June 15, they made an arrest for menacing and disorderly conduct on S. Main Street.

## 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.

On June 16, they issued a summons for possession of marijuana and drug paraphernalia on Wilson Avenue, a leaving the scene of an accident on Lexington Road, and issued a summons for possession of marijuana on N. Main Street

## Fire Reports

### City

The Versailles Fire Department EMTs made 16 EMS runs from June 9 through June 13, 2025.

On June 9, firefighters responded to an alarm on Stout Avenue which was malfunctioning, and were dispatched to Molly Street and canceled in route.

On June 11, they responded to an injury vehicle accident on Troy Pike.

On June 12, they responded to a person in distress on Elm Street.

On June 13, they investigated a concern/complaint on Kroger Way.

### County

The Woodford County Fire Department made seven EMS calls and installed one car seat from June 9 to June 16, 2025.

On June 11, 2025, firefighters responded to the report of a vehicle accident on Lexington Road and could not locate it.

On June 14, they responded to a vehicle accident on the Bluegrass Parkway.

On June 16, they responded to a false alarm on Delaney Ferry Road caused by system problems.

## Public Records

### Suits

*Editor's note: Civil suits, when filed, are allegations, nothing has been proven and only tells 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.*

Sullivan University v. Alexandra Justice – action for unpaid tuition of \$5,860.

Linda O'Nan v. David O'Nan – petition for divorce.

Midland Credit Management, Inc. v. Heather Caudill – action on account for \$7,277.80.

Amy Cummins v. Bruce Cummins – petition for divorce.

Commonwealth v. Allen White – petition to set child support obligation.

Danielle Morris v. Kenneth Morris II – petition for divorce.

John Davis v. Larry & Tracy Caudill – declaration of rights action relating to water meter and line.

Bryan Fannin v. Lewis Ready – declaration of rights relating to property devised in estate.

Equine Surgical Services, LLC v. Larry Rogers – action to collect on unpaid veterinarian services.

Victoria Rosas v. Ruben Rosas – petition for divorce.

Brooke Sullivan v. Ryan Sullivan – petition for divorce.

Conor Delaney v. Thermal Balance, Inc. - actions for injuries from defective ladder.

Consumer Portfolio Services, Inc. v. Medina Blanton – action on deficiency from sale of collateral for \$10,288.

### Deeds

Ramona C. Woolums to Myndall V. Coffman and Robert Watkins, 27.153 acres, more or less, at 4320 Scotts Ferry Road, \$675,000.

Aaron M. Clark to Michael J. Keller and Georgia Keller, 30 Hippe-Agee Road, \$250,000.

David C. Powell and Vickie R. Powell to David C. Powell, as trustee of the David C. Powell 2025 Revocable Trust, 743 Eureka Drive, other consideration.

Denise S. Lee, as trustee of the Denise S. Lee Living Trust, to Solid Ground Investments, LLC (Maxim Parkhomchuk, member), 82 Wildwood Drive, \$292,800.

720 Jeaduke, LLC (Jessica Dowdell and Jon-Paul Dowdell, managers) to Kevin Mitchell and Maddy Mitchell, 915 and 1025 Kidds Mill Road, \$1,000,000.

Kelly Gayle Bowman, as executor of the Rayford B. Wilmot estate and individually, Tammy Dial, Rose Marie Hedden and John Hedden to Danny Bowman and Dorronda Bowman, 112 Minary Avenue, \$210,000.

Robert Louis Hieronymus and Maria Kirkpatrick Hieronymus to Whistling Walnut, LLC (Robert Louis Hieronymus, member), 423 Newton Street, Midway, \$1. Gary A. Rice and Rita Rice to James Wallace Helmburg II and Samantha Jo Helmburg, 97 Wildwood Drive, \$350,000.

Walter E. Schott III and Elaine Strauss Schott to Walter E. Schott IV and Allison Davidson Schott, 500 Polo Run Lane, other consideration.

Gregory Keith Means and Vanessa A. Means to Woodford County Fire Protection District, 107 Big Sink Pike, \$170,000.

Manitou Farm, LLC (Richard S. Howard, member) to Trinitas Place, LLC (Hanspeter P. Maron and Ana G. Maron, members), 127.105 acres at 1255 Carpenter Pike, \$6,100,000.

GSL Construction, LLC (Roman Slobodzin, member) to John Pio McVeigh and Sarah White, 574 Saffron Lane, \$690,000.

Robert Daniel Whalen and Diana Whalen to Emelia Faith Whalen, 1480 Germany Road, other consideration.

Robert Daniel Whalen and Diana Whalen to Victoria Grace Herrmann and Joseph Herrmann, 1500 Germany Road, other consideration.

Robert Daniel Whalen and Diana Whalen to Vincent Alexander Whalen, 1526 Germany Road, other consideration.

Robert Daniel Whalen and Diana Whalen to Tracy Ann Goranflo, 1598 Germany Road, other consideration.

Timothy James Holland and Kellie Lynn Holland to Rachel K. Axon, 123 East Stephens Street, Midway, \$250,000.

Benjamin E. Black and Susan Black to Jose C. Garcia and Sarah E. W. Garcia, 355 Colony Drive, \$420,000.

Kristopher K. Freeman and Jordan M. Freeman to Tanya Yvette Lakes, 312 Gleneagles Way, \$550,000.

### Marriage licenses

Chloe Madison Brangers and Corey Donovan George; Ansley Nicole Minor and Cameron Elliott Jackson; Bailey Dawn Freemire and Adam Joshua France; Spirit-bird Katy Holton and Joshua Dewitt Meeder; Shannon Suzanne Schultz and Justin Sage Stanley; Jett Burham and Harry John Carleton Paget.

# Versailles Police looking for man who robbed Midway restaurant

By BOB VLACH  
WOODFORD SUN STAFF

Versailles Police are looking for a man who robbed a the Brown Barrel restaurant in Midway on Thursday night, June 12, Chief Rob Young told the *Sun* on Wednesday morning, June 18.

A \$1,000 reward is being offered to anyone who provides information leading to the suspect's arrest and conviction, Young said. He said images of the suspect leaving the restaurant are posted on the Versailles Police Department's Facebook page.

## COMMISSION Continued from p. 1

but was amended to place a waterline easement through three of the lots, Planning Director Steve Hunter said.

**Ordinance amendments**  
For a second consecutive meeting, the commission voted to table action on amendments to the ordinance regulating in-family land conveyances in order to give the public another month to comment on the changes.

Stapp said her only hesitation was that in-family applications have continued to be submitted in the months since this process of amending the ordinance began.

The draft for a proposed text amendment to Article VII will add in-family conveyance lots as a conditional use in the A-1 district. A public hearing for those requests would be held by the Board of Adjustments if the ordinance is amended.

The revised language was based on directives from the Woodford Fiscal Court, which voted to reject a proposed text amendment to Article VII of the zoning ordinance that was recommended by the commis-

sion last December, Hunter said in May. He said among the provisions in the revised in-family conveyance ordinance from the Fiscal Court was that a lot must be at least 2 acres, that the one or two lots created (depending on the size of a farm) can only be conveyed from a parent to a child or a grandparent to a grandchild, and the parent farm tract and any created lots cannot be sold for 10 years.

No one spoke on the proposed changes to the in-family ordinance, but a letter was submitted into the record by Versailles attorney Hank Graddy. He wrote of his previous complaints about the abuses related to the ordinance's intent, and said he remains very supportive of a recommendation by the commission to eliminate in-family conveyances.

While Graddy said the proposed amendment will not solve the problems, he does support the 10-year requirement – rather than the current 5-year requirement – to hold the property and the limit of two residential units over the current text.

The commission also tabled action on Article I of the

zoning ordinance, which included revised definitions for agricultural use and deleted tourist destination as principle use. Those amendments were previously presented to the commission, Hunter said.

### Contracts

The commission unanimously approved a two-year contract with its attorney, Henry Smith, which includes a yearly fee of \$16,320 for providing counsel at meetings and an hourly fee of \$170 for court matters.

The commission also voted unanimously to approve a contract with Baker Productions, LLC to provide technical support services to facilitate the live-streaming of its monthly meetings at a compensation rate of \$90 per hour.

### Budget, benefits manual

The commission unanimously approved an amendment to its budget for this fiscal year with recommended adjustments, a final budget for next fiscal year with less carryover/reserved fund balances projected, and an employee benefits manual.

Commissioner Rich Schein was not present.



## ALLISON BALL AUDITOR OF PUBLIC ACCOUNTS

Independent Auditor's Report

To the People of Kentucky  
The Honorable Andy Beshear, Governor  
Holly M. Johnson, Secretary  
Finance and Administration Cabinet  
The Honorable James Kay, Woodford County Judge/Executive  
The Honorable John Wilhoit, Woodford County Sheriff  
Members of the Woodford County Fiscal Court

### Report on the Audit of the Financial Statement

#### Opinions

We have audited the accompanying Woodford County Sheriff's Settlement - 2023 Taxes for the period September 1, 2023 through August 31, 2024 - Regulatory Basis, and the related notes to the financial statement, which collectively comprise the Woodford County Sheriff's financial statement as listed in the table of contents.

#### Unmodified Opinion on Regulatory Basis of Accounting

In our opinion, the accompanying financial statement presents fairly, in all material respects, the taxes charged, credited, and paid for the period September 1, 2023 through August 31, 2024 of the Woodford County Sheriff, in accordance with the basis of accounting practices prescribed or permitted by the Commonwealth of Kentucky as described in Note 1.

#### Adverse Opinion on U.S. Generally Accepted Accounting Principles

In our opinion, because of the significance of the matter discussed in the Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles section of our report, the financial statement does not present fairly, in accordance with accounting principles generally accepted in the United States of America, the taxes charged, credited, and paid of the Woodford County Sheriff, for the period September 1, 2023 through August 31, 2024.

#### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the *Audit Program for Sheriffs' Tax Settlements*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statement section of our report. We are required to be independent of the Woodford County Sheriff and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles

As described in Note 1 of the financial statement, the financial statement is prepared by the Woodford County Sheriff on the basis of accounting practices prescribed or permitted by the laws of Kentucky to demonstrate compliance with the Commonwealth of Kentucky's regulatory basis of accounting and budget laws, which is a basis of accounting other than accounting principles generally accepted in the United States of America. The effects on the financial statement of the variances between the regulatory basis of accounting described in Note 1 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material and pervasive.

#### Responsibilities of Management for the Financial Statement

Management is responsible for the preparation and fair presentation of the financial statement in accordance with accounting practices prescribed or permitted by the laws of Kentucky to demonstrate compliance with the Commonwealth of Kentucky's regulatory basis of accounting and budget laws. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of a financial statement that is free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Woodford County Sheriff's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### Auditor's Responsibilities for the Audit of the Financial Statement

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not an absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statement.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statement, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statement.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Woodford County Sheriff's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statement.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Woodford County Sheriff's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant findings, and certain internal control-related matters that we identified during the audit.

#### Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 28, 2025, on our consideration of the Woodford County Sheriff's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Woodford County Sheriff's internal control over financial reporting and compliance.

Respectfully submitted,

*Allison Ball*  
Allison Ball  
Auditor of Public Accounts  
Frankfort, Ky

April 28, 2025

State law requires the Auditor of Public Accounts to annually audit fiscal courts, county clerks, and sheriffs; and print the results in a newspaper having general circulation in the county. The complete audit and any other audit of state agencies, fiscal courts, county clerks, sheriffs, and property valuation administrators may be viewed in the reports section of the Auditor of Public Accounts' website at auditor.ky.gov or upon request by calling 1-800-247-9126.

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