

Roxanne Maher

From: Peter Testa <peter@aesgrpllc.com>
Sent: Wednesday, December 27, 2023 10:29 AM
To: Kristen Chapman
Cc: Roxanne Maher
Subject: RE: Subordination

You don't often get email from peter@aesgrpllc.com. [Learn why this is important](#)

Kristen,

The original loan date was March 15, 2017. The loan was then modified on May 5, 2017.

The loan amount was 29,575 then increased to 32,820.48 via the modification.

From what I remember the scope of work was roofing, gutters, doors, interior repairs and electrical upgrades.

*Thank you,
Peter J. Testa, Jr*

A&E SERVICES GROUP, LLC
609 West Johnson Ave, Suite 408
Cheshire, CT 06410
203-518-2054

From: Kristen Chapman <mayoral.asst@ledyardct.org>
Sent: Wednesday, December 27, 2023 9:42 AM
To: Peter Testa <peter@aesgrpllc.com>
Cc: Roxanne Maher <council@ledyardct.org>
Subject: RE: Subordination

Good morning Peter,

Can you please provide me with the following information. This will be on the January 3rd Finance agenda before going to Town Council.

- What is the original Housing Rehabilitation loan date?
- Amount of the loan from the Town
- What were the funds used for?

Kind Regards,
Kristen

From: Peter Testa <peter@aesgrpllc.com>
Sent: Monday, December 18, 2023 3:35 PM
To: Kristen Chapman <mayoral.asst@ledyardct.org>
Subject: RE: Subordination

*Thank you,
Peter J. Testa, Jr*

A&E SERVICES GROUP, LLC
609 West Johnson Ave, Suite 408
Cheshire, CT 06410
203-518-2054

From: Kristen Chapman <mayoral.asst@ledyardct.org>
Sent: Monday, December 18, 2023 3:30 PM
To: Peter Testa <peter@aesgrpllc.com>
Subject: RE: Subordination

I have forwarded to the Town Council Admin, she is out of the office but I will connect with her after Christmas .

Kristen

From: Peter Testa <peter@aesgrpllc.com>
Sent: Monday, December 18, 2023 3:20 PM
To: Kristen Chapman <mayoral.asst@ledyardct.org>
Subject: RE: Subordination

Ok can you make sure this gets on the agenda.

*Thank you,
Peter J. Testa, Jr*

A&E SERVICES GROUP, LLC
609 West Johnson Ave, Suite 408
Cheshire, CT 06410
203-518-2054

From: Kristen Chapman <mayoral.asst@ledyardct.org>
Sent: Monday, December 18, 2023 3:15 PM
To: Peter Testa <peter@aesgrpllc.com>
Subject: RE: Subordination

Hello Peter,

I have forwarded to Mayor Allyn. The December 27th Town Council meeting has been cancelled. The next meeting is January 10th.

Thank you,
Kristen

From: Peter Testa <peter@aesgrpllc.com>
Sent: Monday, December 18, 2023 1:21 PM
To: Kristen Chapman <mayoral.asst@ledyardct.org>; Juliet Hodge <planner@ledyardct.org>
Subject: FW: Subordination

Kristen,

Attached is the request letter from the owner and an appraisal of the property that supports the request. Please forward to the mayor so the council member can vote on the request. When is the next town council meeting?

*Thank you,
Peter J. Testa, Jr*

A&E SERVICES GROUP, LLC
609 West Johnson Ave, Suite 408
Cheshire, CT 06410
203-518-2054

From: Destiney Proctor <destineyk80@aol.com>
Sent: Monday, December 18, 2023 11:47 AM
To: Peter Testa <peter@aesgrpllc.com>
Subject: Re: Subordination

Peter,

The title company responded with the contact information and it was actually you instead of the Town directly. I had sent the letter in November, perhaps you hadn't received it so I attached it again. I'm also attaching the appraisal. That had just been sent to us 12/6 so I apologize for the delay in sending it. Please let me know if there is anything else I am missing

Thank You,
Destiney

On Monday, December 18, 2023 at 08:12:09 AM EST, Peter Testa <peter@aesgrpllc.com> wrote:

Destiney,

I would suggest calling the Mayor's office if it is indeed the Town that needs to talk to you.

I spoke with a Mr. Martinez, from the loan company, last week and told him I still don't have all of the information that I requested from you in the subordination policy that I sent to you. There is no appraisal of the property and no explanation of what all of the additional money is being used for.

Attached is the subordination policy and the email I wrote to the Town last week.

Thank you,
Peter J. Testa, Jr

A&E Services Group, LLC
609 West Johnson Ave, Suite 408
Cheshire, CT 06410
203-518-2054

-----Original Message-----

From: Destiney Proctor <destineyk80@aol.com>
Sent: Saturday, December 16, 2023 3:37 PM
To: Peter Testa <peter@aesgrpllc.com>
Subject: Subordination

Good Afternoon Peter,

Our mortgage company reached out to us to tell us the Title company said the Town of Ledyard needs to speak to us

directly before proceeding with the subordination request. Do you know who and how we may contact? We haven't received any calls.

- Destiney Proctor
Sent from my iPhone

Haven't had a chance to review. I will get to it today.

Thank you,

Peter J. Testa, Jr

A&E Services Group, LLC

609 West Johnson Ave, Suite 408

Cheshire, CT 06410

203-518-2054

From: Kristen Chapman <mayoral.asst@ledyardct.org>

Sent: Wednesday, December 13, 2023 9:35 AM

To: Peter Testa <peter@aesgrpllc.com>

Cc: Juliet Hodge <planner@ledyardct.org>

Subject: FW: LOAN NO. 2300725245 / MATTHEW PROCTOR / 33 HIGHLAND DR / ESCROW NO. 2543864

Good morning Peter,

I wanted to follow up on the request from Mr. Martinez.

Kind Regards,

Kristen

From: Michael Martinez <mmartinez@timios.com>

Sent: Monday, December 11, 2023 3:06 PM

To: Kristen Chapman <mayoral.asst@ledyardct.org>

Subject: RE: LOAN NO. 2300725245 / MATTHEW PROCTOR / 33 HIGHLAND DR / ESCROW NO. 2543864

You don't often get email from mmartinez@timios.com. [Learn why this is important](#)

Hello,

Thank you for following up. Do you have a turn time on when this may be completed?

Thank you,



Michael Martinez

Closing Specialist

Office: (818)706-6400 | Direct: (818)706-6415

Cell: (805)218-5082 | Fax: (800)886-6275

Website: www.Timios.com | Email: mmartinez@timios.com   

From: Kristen Chapman <mayoral.asst@ledyardct.org>

Sent: Monday, December 11, 2023 11:33 AM

To: Michael Martinez <mmartinez@timios.com>

Subject: RE: LOAN NO. 2300725245 / MATTHEW PROCTOR / 33 HIGHLAND DR / ESCROW NO. 2543864

[EXTERNAL EMAIL]

Thank you Michael,

I have forwarded to the consultant that manages this program for the Town of Ledyard. I will be in touch.

Kind Regards,

Kristen

Kristen Chapman



Executive Assistant to the Mayor/

Social Services Coordinator

Town of Ledyard

741 Colonel Ledyard Highway

Ledyard, CT 06339

860-464-3222

mayoral.asst@ledyardct.org

Town Hall Hours:

Monday – Thursday 7:30 a.m. to 4:45 p.m.

CLOSED FRIDAYS

From: Michael Martinez <mmartinez@timios.com>

Sent: Monday, December 11, 2023 10:59 AM

To:

Kristen Chapman <mayoral.asst@ledyardct.org>

Subject: LOAN NO. 2300725245 / MATTHEW PROCTOR / 33 HIGHLAND DR / ESCROW NO. 2543864

You don't often get email from mmartinez@timios.com. [Learn why this is important](#)

Hello,

I just spoke with you on the phone. Matthew Proctor is refinancing his home. The new lender wants to subordinate this loan. Is that something you can do? What is the process?

Thank you,



Michael Martinez

Closing Specialist

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