

Owner Information														
Street Address	Name	Mailing Address	Mailing City	State	Zip Code	Last Letter Sent	Letter sent step 1,2 or 3	Comment	Date Blight Fine Beg.	Lien Filed Y or N	Lien Processed Date	Date Blight Fine End Date or Current Date	Total Blight Fine	
23 Anson St	Konstantin rade	6065 60th Ave	Maspeth	NY	11378	23/8/7	00002		7/5/2011	y	25-Jan-13	8/29/2025	\$ 516,900.00	
												9/22/2025		
860 Baldwin Road	Elaine Baird	860 Baldwin Rd	Woodbridge	CT.	06525	24/7/8	6/23/2025	in process file lien	5/16/2024			9/22/2025	\$ 49,400.00	
												9/22/2025		
20 Clark Ave	Maryanne Wypy	20 Clark Ave	Derby	CT.	06418			in forecl	9/27/2010			9/22/2025		
5 Crescent St	Elizabeth Peters	5 Crescent St	Derby	CT	06418			refused letter	4/2/2025			9/22/2025	\$ 17,300.00	
17 Crescent			Derby	CT.				Litigation	10/20/2020			9/22/2025	\$ 179,800.00	
204-206 Derby Ave	Derby Ave Capital	276 Spring Hill Rd	Monroe Forest Meadows	CT	06468		lien in process					9/22/2025		
210-212 Derby Ave	DerbyDyCt	59-67 197th St		N>Y>	11365			rear property being worked				9/22/2025		
274 Derby ave	Howe Ave LLC	526 Howe Ave	Shelton	Conn.	06484	24/12/16		insp 2/14	12/16/2024			9/22/2025	\$ 28,000.00	
6-Jan elm st	Sonya Moore	6-8 Elm St	Derby	CT.	06418			lien/fore				9/22/2025		
2-Feb e. Ninth St	Carrubba,Albert, Dambruoso	235 w. Park Ave	New Haven	ct	06511	7 28 25						9/22/2025		
23 Factory	Barretta Prop. Mgt	23 Factory St.	Derby	CT.	06418			see attorney				9/22/2025		
3 Francis St	The James Bldg	198 Silver Hill Rd.	Derby	CT	06418			see attorney revisit property				9/22/2025		
126 Hawkins St	Chris Lanzi	126 Hawkins St	Derby	Conn	06418	24/9/3	1	lien	9/3/2024			9/22/2025	\$ 38,400.00	
131 Hawkins	Keith Margiano	84 Humphrey St	Seymour	Conn	06483	24/9/16	2	Being liened				9/22/2025		
195 Hawkins	rRose Paucar	195 Hawkins St	Derby	Conn	06418	'7 14 25						9/22/2025		
196 Hawkins St.	Anderson	City wned						Blt Fines for ownership				9/22/2025		
201 Hawkins St.	Carol Hein/Gregory Servicing	866 712 5698/503 324 3578	Derby	CT	06418			Forecloser in process				6/24/2025		

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Marc Garofalo

From: Carmine Lizza <clizza@derbyct.gov>
Sent: Monday, September 15, 2025 9:01 AM
To: Matthew J. Sponheimer; Richard Buturla
Cc: Linda Fusco
Subject: Title searches

Good morning ...

I would like to have title searches for the following properties to proceed with blight procedure on filing liens.

274 Derby Ave.
1016 Roosevelt Dr
55 Indian Ave
5 Crescent St.
1017 Roosevelt Dr
1 Pine St
321 Olivia St
24 Seymour Ave

If there any questions, please notify me. Thank you.

Regards,

Carmine Lizza

Blight Official
City of Derby
1 Elizabeth St.
Derby, CT 06418
(203) 736-1481