



Request for a Waiver and/or Reduction of Civil Penalties Application



SUBMIT APPLICATION TO:
City of Las Vegas / Neighborhood Services Department
Attn: Stephen Harsin, Director
400 Stewart Avenue - 2nd Floor
Las Vegas, NV 89101-2986
Voice: 702-229-2317 -- Fax: 702-229-1033

*Please type and/or print
Submit only one signed original*

Date of Application: February 10, 2010

Location and/or address of subject property:

Nearest major intersection: _____

Street Address: 2200 West Washington Ave

Parcel Number: 139-29-611-087

Applicant's Address/Contact Information:

Name: Skyhill REO (Attn: Brad Covy)

(please check the following the applies)

☐ Owner ☐ Purchaser ☐ Agent ☒ Other (explain) REO Management servicer on behalf of bank

Street Address/PO Box: 13772 Goldenwest Street #123

City: Westminster

State: CA

Zip Code: 92683

Phone No: 714-657-3938

E-mail: brad@skyhillreo.com

Fax No: 714-908-0422

Property Owner's Address/Contact Information: (if different from applicant):

Name: Bank owned property

Street Address/PO Box: _____

City: _____

State: _____

Zip Code: _____

Phone No: _____

E-mail: _____

Fax No: _____

Amount of City of Las Vegas Lien on the Property: \$ 40,351.26

Amount requested to be considered for waiving and/or reduced? \$ 40,351.26

Signature of Applicant: _____

Brad Covy,

As Authorized Representative

Date: 2/10/10

Signature of Owner: _____

Brad Covy,

As Authorized Representative

Date: 2/10/10

For Office Use Only: 5

Council Ward: 5

Case/File Number: 68517

Council Action date of Lien: 5/10/09

Describe why the applicant is requesting a waiver/reduction:

(You may attach additional sheets if needed.)

We, SkyhillREO, manage the property on behalf of the current owner, Bank of New York, a financial institution, who acquired the subject through foreclosure on December 8, 2009 (Trustee's Deed and Power of Attorney documents attached). SkyhillREO assumed management duties for the property on December 10, 2010. We did not become aware of the outstanding issues with the property until after the foreclosure sale date. This issue was only discovered after a title review was performed on the subject by our office. Our office does not have any record of receiving any notices from the City regarding the fines and violations in question or a request for action. Please be advised that the bank was not in possession of the property when the fines were assessed or when the lien was recorded in 2008 and in the months before December 2009.

The property is now in escrow and is scheduled to be sold on February 19, 2010. Before we can transfer ownership to the new homeowner, we would like to resolve the lien that was placed on the property by receiving either a waiver or reduction in the amount owed for \$40,351 as the bank was not the legal owner of the subject during the time the violations occurred.

Describe the existing condition/situation of the subject property:

(You may attach additional sheets if needed.)

The current state of the property is in below average condition. The subject has been a recent target of vandalism and is currently boarded up. The locks on the property have also been changed by us to prevent any further unwanted access. Initial clean-up services have been performed for the interior and exterior along with landscaping.

Describe the immediate plans for the property, including any planned improvements: *(You may attach additional sheets if needed.)*

The bank has not had the opportunity to make any immediate plans to improve the property at this time as the subject is currently in the process of being sold to a new homeowner. Escrow was opened on January 22, 2010 with an anticipated close date on or before February

20090521-0003455

APN 139-29-611-087

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: A C A B ENTERPRISES INC
C/Q C BANKSTON
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: 139-29-611-087
Commonly known as: 2200 W. WASHINGTON AVENUE
Legal Description: TWIN LAKES VILLAGE UNIT 6
PLAT BOOK 5 PAGE 11
LOT 10 BLOCK 5

Fee: \$0.00
N/C Fee: \$0.00
05/21/2009 13:09:04
T20090178941
Requestor:
LAS VEGAS CITY
Debbie Conway GILKS
Clark County Recorder Pgs: 1

On December 11, 2008 as provided in the Municipal Code, 16.31, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expense costs and fees in the amount of \$3,199.35 were incurred by the City of Las Vegas in the above-referenced nuisance condition abatement procedure. Additionally, pursuant to Municipal Code 9.04.120, civil penalties in the amount of \$37,050 were levied against the property as for violation (s) of Municipal Code 9.04.010 for a total charge in the amount of \$40,249.35 assessed against the property.

The Las Vegas City Council, at a duly noticed public hearing held on May 6, 2009 ordered the above charges in the amount of \$40,249.35 assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

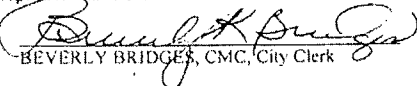
All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.


BEVERLY BRIDGES, CMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

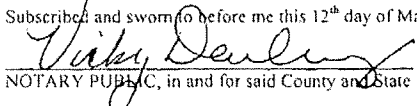
STATE OF NEVADA)

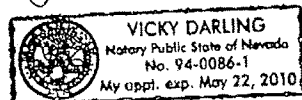
COUNTY OF CLARK)

BEVERLY BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.


BEVERLY BRIDGES, CMC, City Clerk

Subscribed and sworn to before me this 12th day of May, 2009


NOTARY PUBLIC, in and for said County and State



WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE, LAS VEGAS, NV 89101
Case # 68577

The undersigned, a duly appointed and acting as Vice President of Bank of America Home Loans, Inc. (the "Corporation") certified on behalf of the Corporation as follows:

Pursuant to that certain Statement of Work (SOW) with Skyhill, Bank of America Home Loans, Inc. has contracted with Skyhill to manage and market properties located in the states of Arizona, Colorado, and Nevada that are owned or under the control of Bank of America Home Loans, Inc. As such, Skyhill is authorized to execute documents related to the sale of those properties. This certification creates no rights separate and apart from the Agreement.

I authorize the following individuals identified by the Corporation as duly elected or appointed, qualified and acting officers of the Corporation, to sign documents on Bank of America Home Loans, Inc.'s behalf.

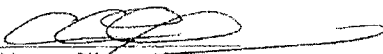
Jack Covy, President
Rosanne Covy, Vice President
Mark Baskett, Vice President
Brad Covy, Manager
Tina Norder, Manager
Valerie Kunimura, Manager
Phillip Greenberg, Director of Operations

Skyhill is not authorized to execute a deed transferring title to a purchaser. The deed will require the signature of an authorized Bank of America official.

This certification shall remain in full force and effect from the date of signing until twelve months thereafter.

In witness whereof, I have hereunto signed my name on this September 16, 2009.

Bank of America Home Loans, Inc.

By: 

Name: Clinton Alcorn

Title: Vice President

Date: September 16, 2009

2505 W Chandler Blvd, Bldg D, Chandler, AZ 85224

© 2009 Bank of America

© 2009 Bank of America

INDIVIDUAL ACKNOWLEDGMENT

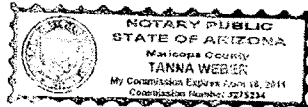
State/Commonwealth of ARIZONA } ss.
County of MARICOPA

On this the 16th day of September, 2009, before
me, Tanna Weber, the undersigned Notary
Public, personally appeared Clinton Alcorn,
Name of Notary Public Name(s) of Signer(s)

☒ personally known to me -- OR --

☐ proved to me on the basis of satisfactory
evidence

to be the person(s) whose name(s) is/are
subscribed to the within instrument, and
acknowledged to me that he/she/they
executed the same for the purposes therein
stated.



WITNESS my hand and official seal.

Tanna Weber
Signature of Notary Public
Tanna Weber
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to
persons relying on the document and could prevent fraudulent removal and reattachment
of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

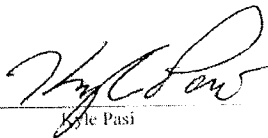
**Right Thumbprint
of Signer**

Top of thumb here

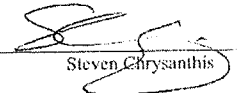
POWER OF ATTORNEY

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP and its authorized officers (collectively, "CHL Servicing") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement to the Mortgage Note, Mortgage, or deed of trust, and (iv) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage in connection with the transactions contemplated in those certain Pooling and Servicing Agreements (the "Pooling and Servicing Agreement") by and among the undersigned, CHL Servicing, and Bellavista Funding Corporation. The undersigned also grants unto said attorneys-in-fact and agents, and each of them, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii), (iii) and (iv) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof. Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Pooling and Servicing Agreements.

THE BANK OF NEW YORK MELLON, AS
TRUSTEE ON BEHALF OF THE
CERTIFICATEHOLDERS OF BELLAVISTA
FUNDING CORPORATION, BELLAVISTA
MORTGAGE TRUST 2005-2 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2005-2

Witness: 
Kyle Pasi

By: 
Michael Cerchio
Vice President

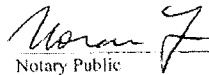
Witness: 
Steven Chrysanthis

By: 
Melissa J. Adelson
Managing Director

STATE OF: New York
COUNTY OF: Queens

On the 29th day of July, 2009, before me, Norman Yu, a Notary Public in and for said, personally appeared Michael Cerchio, known to me to be as a Vice President, and Melissa J. Adelson, known to me to be a Managing Director of the Bank of New York Mellon, a New York banking corporation that executed the within instrument, and also known to me to be the persons who executed said instrument on behalf of said New York banking corporation and acknowledged to me that such New York banking corporation executed the within instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.


Notary Public

Norman Yu
NOTARY PUBLIC
STATE OF NEW YORK
Qualified in Queens County
LIC# 01YU6183731
COMM. EXP 3-24-2012

RECORDING REQUESTED BY 139 29611087
RECONTRUST COMPANY
AND WHEN RECORDED MAIL TO
RECONTRUST COMPANY Bank of NY Mellon FKA
400 COUNTRYWIDE WAY SY-35
SIMI VALLEY, CA 93065

Inst #: 200912240002024
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$295.80 Ex: #
12/24/2009 10:29:48 AM
Receipt #: 172829
Requestor:
FIDELITY NATIONAL DEFAULT S
Recorded By: MSH Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

Forward Tax Statements to Address listed above
TS No. 09-0049926
Title Order No. 090281509

TRUSTEE'S DEED UPON SALE NEVADA

APN# 139-29-611-087

The amount of the unpaid debt was \$ 210,707.33
The amount paid by the Grantee was \$ 57,600.00

The property is in the city of LAS VEGAS, County of CLARK
The documentary transfer tax is \$ 295.80. The Grantee herein was the beneficiary.
RECONTRUST COMPANY, N.A., as the duly appointed Trustee, under a Deed of Trust referred to below,
and herein called "Trustee", does hereby grant without covenant or warranty to: THE BANK OF NEW
YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-80CB MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-80CB herein called Grantee, the following described
real property situated in CLARK County, Nevada:
SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust executed by
CASSANDRA BANKSTON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as
Trustor, recorded on 12/09/2008, Instrument Number 0003321 (or Book 20051209, Page) Official Records
in the Office of the County Recorder of CLARK County. All requirements of law regarding the recording
and mailing of copies of the Notice of Default and Election to Sell, and the mailing, posting, and publication
of the Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of
Trustee's Sale and in exercise of its power under said Deed of Trust sold said real property at public auction
on 12/08/2009. Grantee, being highest bidder at said sale became the purchaser of said property for the
amount bid, which amount was \$ 57,600.00.

DATED: December 18, 2009

RECONTRUST COMPANY, N.A., Successor Trustee

State of: Texas BY: [Signature]
County of: Dallas Julie C. Webb Assistant Secretary

On DEC 21 2009 before me, Princess Everage, personally appeared
Julie C. Webb Assistant Secretary, know to me (or proved to me on the oath of
through Julie C. Webb) to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.
Witness my hand and official seal.

[Signature]
Notary Public's Signature

Princess Everage



EXHIBIT A

REF. NO.: 09-0049926

LOT TEN (10) IN BLOCK FIVE (5) OF TWIN LAKES VILLAGE NO. 6, AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 5 OF PLATS, PAGE 11, IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA