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7 *Attorneys for Wilmington Trust, NA, Successor*  
*Trustee to Citibank, N.A., as Trustee, for the*  
 8 *Benefit of Registered Holders of Structured*  
*Asset Mortgage Investments II Trust 2007-*  
 9 *AR3, Mortgage Pass-Through Certificates,*  
*Series 2007-AR3*

10 UNITED STATES DISTRICT COURT  
 11 DISTRICT OF NEVADA

12 WILMINGTON TRUST, NA,  
 13 SUCCESSOR TRUSTEE TO CITIBANK,  
 N.A., AS TRUSTEE, FOR THE BENEFIT  
 14 OF REGISTERED HOLDERS OF  
 STRUCTURED ASSET MORTGAGE  
 15 INVESTMENTS II TRUST 2007-AR3,  
 MORTGAGE PASS-THROUGH  
 16 CERTIFICATES, SERIES 2007-AR3,

CASE NO. 2:16-cv-02090-RFB-NJK

**STIPULATION AND ORDER TO  
 EXTEND TIME FOR WILMINGTON  
 TRUST TO RESPOND TO PALM  
 CREEK'S MOTIONS TO DISMISS**

17 Plaintiff,

(First Request)

18 vs.

19 SFR INVESTMENTS POOL 1, LLC, a  
 Nevada limited liability company; PALM  
 20 CREEK COMMUNITY ASSOCIATION,  
 INC., a Nevada non-profit corporation,  
 21 and NEVADA ASSOCIATION  
 SERVICES, INC.,

22 Defendants.  
 23

24 November 7, 2016 is the current deadline for Plaintiff, Wilmington Trust,  
 25 NA, Successor Trustee to Citibank, N.A., as Trustee, for the Benefit of Registered  
 26 Holders of Structured Asset Mortgage Investments II Trust 2007-AR3, Mortgage  
 27 Pass-Through Certificates, Series 2007-AR3 ("Wilmington Trust") to respond to (1)  
 28 the Motion to Dismiss Wilmington Trust N.A.'s Complaint and (2) the Motion to

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1 Dismiss Wilmington Trust N.A's Complaint Pursuant to NRS 38.310 (collectively,  
2 the "Motions") filed by Palm Creek Community Association (the "Association").  
3 The Association and Wilmington Trust stipulate and agree that Wilmington Trust  
4 has up to and including November 21, 2016 to respond to the Motions. The parties  
5 submit this stipulation in good faith and not for purposes of delay.

6 Dated: this 7th day of November, 2016.

7 Ballard Spahr LLP

Leach Johnson Song & Gruchow

8  
9 By: /s/ Justin A. Shiroff  
10 Abran E. Vigil  
11 Nevada Bar No. 7548  
12 Justin A. Shiroff  
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14 100 North City Parkway, Suite 1750  
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By: /s/ T. Chase Pittsenbarger  
Sean L. Anderson  
Nevada Bar No. 7259  
T. Chase Pittsenbarger  
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8945 W. Russell Road, Suite #330  
Las Vegas, Nevada 89148

16 *Attorneys for Plaintiff*

*Attorneys for Palm Creek Community  
Association*

17 IT IS SO ORDERED.

18 

19 \_\_\_\_\_  
20 RICHARD F. BOULWARE, II  
21 United States District Judge

22 DATED this 14th day of November, 2016.  
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