

IN THE UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF TEXAS  
DALLAS DIVISION

ERNEST C. SMALLWOOD, JR., ET AL., )	)	
	)	
Plaintiffs, )	)	
	)	CIVIL ACTION NO.
V. )	)	
	)	3:17-CV-0242-G (BN)
WILLOW WAY, LLC, ET AL., )	)	
	)	
Defendants. )	)	

**ORDER ACCEPTING FINDINGS AND RECOMMENDATION  
OF THE UNITED STATES MAGISTRATE JUDGE**

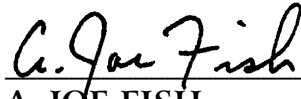
After making an independent review of the pleadings, files and records in this case, and the findings and recommendation of the United States Magistrate Judge dated January 29, 2019, the court finds that the findings and recommendation of the magistrate judge are correct and they are accepted as the findings and recommendation of the court.

It is therefore **ORDERED** that the findings and recommendation of the United States Magistrate Judge are accepted.

The court hereby **GRANTS** Bank of America's motion for summary judgment (docket entry 78), **GRANTS** Willow Way's motion for summary judgment (docket entry 81), **DENIES** plaintiffs' motion for summary judgment (docket entry 84), and **DISMISSES** plaintiffs' remaining statute of limitations claim against defendants Bank of America N.A. and Willow Way, LLC with prejudice.

SO ORDERED.

February 20, 2019.

A handwritten signature in cursive script that reads "A. Joe Fish". The signature is written in black ink and is positioned above a horizontal line.

A. JOE FISH

Senior United States District Judge