



**In the  
Court of Appeals  
Second Appellate District of Texas  
at Fort Worth**

---

No. 02-19-00266-CV

---

LADETRA STEWARD, Appellant

v.

LA FRONTERA SOUTH PHASE ONE AND THE VILLAS OF LA FRONTERA  
SOUTH PHASE ONE HOMEOWNERS ASSOCIATION, Appellees

---

On Appeal from the 352nd District Court  
Tarrant County, Texas  
Trial Court No. 352-305799-19

---

Before Gabriel, Kerr, and Birdwell, JJ.  
Memorandum Opinion by Justice Gabriel

## MEMORANDUM OPINION

Appellant Ladeitra Steward attempts to appeal from the trial court's June 18, 2019 "Order for Foreclosure." We notified Steward that because the order did not appear to be a final judgment or an appealable interlocutory order, we would dismiss the appeal unless she responded and showed grounds to continue it. *See* Tex. R. App. P. 42.3, 44.3. Steward responded but did not show such grounds.

The trial court's foreclosure order granted by default an application for an expedited order allowing the foreclosure of a lien under rule 736. Tex. R. Civ. P. 736.1, 736.7, 736.8(a). Such an order is not appealable and may be challenged only "in a suit filed in a separate, independent, original proceeding in a court of competent jurisdiction." Tex. R. Civ. P. 736.8(c); *see also* Tex. R. Civ. P. 736.11(a). Accordingly, we do not have jurisdiction over Steward's attempted appeal and dismiss it for want of jurisdiction. *See* Tex. R. App. P. 42.3(a), 43.2(f); *Hamilton v. Madison Revolving Trust 2017*, No. 02-19-00101-CV, 2019 WL 2134100, at \*1 (Tex. App.—Fort Worth May 16, 2019, no pet.) (per curiam) (mem. op.).

/s/ Lee Gabriel

Lee Gabriel  
Justice

Delivered: August 29, 2019