

NOT FINAL UNTIL TIME EXPIRES
TO FILE REHEARING MOTION
AND, IF FILED, DISPOSED OF.

IN THE DISTRICT COURT OF APPEAL
OF FLORIDA
THIRD DISTRICT
JANUARY TERM, A.D. 2004

LINDA M. PRATER,

**

Appellant,

**

vs.

**

CASE NO. 3D03-1727

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

**

LOWER

TRIBUNAL NO. 02-23487

Appellee.

**

**

Opinion filed February 25, 2004.

An Appeal from the Circuit Court for Miami-Dade County,
Margarita Esquiroz, Judge.

Linda M. Prater, in proper person.

Shapiro & Fishman and Susan Minor, for appellee.

Before LEVY, GERSTEN, and SHEPHERD, JJ.

PER CURIAM.

Appellant Linda M. Prater brings this appeal from an Order
Ratifying Clerk's Sale and Directing Issuance of Certificate of
Title and Denying Defendant's Objection to Sale. Although we are
not unsympathetic to appellant's rendering of her factual plight,

we nevertheless affirm. In order to vacate a foreclosure sale, the trial court must find (1) that the foreclosure sale bid was grossly or startingly inadequate; and (2) that the inadequacy of the bid resulted from some mistake, fraud, or other irregularity in the sale. Mody v. California Fed. Bank, 747 So. 2d 1016, 1017-18 (Fla. 3d DCA 1999) (citing Arlt v. Buchanan, 190 So. 2d 575, 577 (Fla. 1966)). In this case, appellant is unable to meet these legal requirements. Accordingly, the order under review is hereby affirmed.