

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

IN THE DISTRICT COURT OF APPEAL  
OF FLORIDA  
THIRD DISTRICT  
JULY TERM, 2004

PAUL MELKONIAN, etc.,

Appellant,

vs.

RIVIERA VILLAS CONDOMINIUM  
ASSOCIATION, INC.,

Appellee.

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\*\* CASE NO. 3D03-2426

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\*\* LOWER  
TRIBUNAL NO. 02-15016

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Opinion filed July 21, 2004.

An Appeal from the Circuit Court for Miami-Dade County,  
Henry H. Harnage, Judge.

Paul Melkonian, for appellant.

Jonas and Silberman and Daniel E. Jonas, for appellee.

Before GODERICH, RAMIREZ, and SHEPHERD, JJ.

PER CURIAM.

Affirmed. Mody v. California Fed. Bank, 747 So. 2d 1016,  
1017-18 (Fla. 3d DCA 1999) ("In order to vacate a foreclosure  
sale, the trial court must find: (1) that the foreclosure sale

bid was grossly or startlingly inadequate; and (2) that the inadequacy of the bid resulted from some mistake, fraud or other irregularity in the sale.")