

Tax Collection Sale

**City of Philadelphia
TAX COLLECTION SALE**

Sale . . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

Properties to be sold by Office of the Sheriff, City and County of Philadelphia
10:00 a.m. Thursday, September 17, 2015 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1509	2001	329 Gerritt St	1st wd.	Irregular Size Property	1509	2058	2264 N Gratz St	16th wd.	Front: 14'x45'6"
1509	2002	555 S Redfield St	3rd wd.	Front: 15'x62'	1509	2059	2430 N Garnet St	16th wd.	Front: 14'6"x50'
1509	2003	5942 Christian St	3rd wd.	Front: 15'5"x110'	1509	2060	2214 N Lambert St	16th wd.	Front: 15'x60'
1509	2004	6229 Ellsworth St	3rd wd.	Front: 21'6"x110'	1509	2061	2222 N Van Pelt St	16th wd.	Front: 16'x70'
1509	2005	5841 Warrington Ave	3rd wd.	Front: 15'x100'	1509	2062	5957 N Beechwood St	17th wd.	Irregular Size Property
1509	2006	5513 Media St	4th wd.	Front: 15'3"x87'	1509	2063	500-02 Diamond St	18th wd.	Front: 14'x60'
1509	2007	1312 N 54th St	4th wd.	Irregular Size Property			a/k/a 500 W Diamond St		
1509	2008	46 N Frazier St	4th wd.	Front: 15'x64'			a/k/a 502 W Diamond St		
1509	2009	138 N 57th St	4th wd.	Irregular Size Property	1509	2064	2056 N Bodine St	18th wd.	Front: 14'x47'8-7/8"
1509	2010	20 N 58th St	4th wd.	Irregular Size Property	1509	2065	2405 N Reese St	19th wd.	Front: 14'x62'
1509	2011	222 N Alden St	4th wd.	Front: 14'6"x62'6"	1509	2066	2951 N 4th St	19th wd.	Front: 14'x55'6"
1509	2012	419 N Hobart St	4th wd.	Irregular Size Property	1509	2067	2906 N. Leithgow St	19th wd.	Front: 12'11-1/2"x39'
1509	2013	1324 N Frazier St	4th wd.	Front: 20'6"x81'3-1/4"			a/k/a 2906 Leithgow St		
1509	2014	1411 N Wanamaker St	4th wd.	Front: 16'6"x53'6"	1509	2068	3263 N Philip St	19th wd.	Front: 14'4"x56'10"
1509	2015	4405 Brown St	6th wd.	Irregular Size Property	1509	2069	3436 Dillman St	19th wd.	Front: 14'x50'
1509	2016	4277 Leidy Ave	6th wd.	Front: 15'x78'			a/k/a 3435 N Dillman St		
1509	2017	817 Brooklyn St	6th wd.	Front: 14'x43'	1509	2070	250 Sumac St	21st wd.	Irregular Size Property
1509	2018	871 N 43rd St	6th wd.	Front: 15'7-1/2"x112'6"	1509	2071	124 Meehan Ave a/k/a 124 E Meehan Ave	22nd wd.	Front: 14'x82'2"
1509	2019	439 E Auburn St	7th wd.	Front: 14'x71'					
1509	2020	2801 Ormes St	7th wd.	Front: 15'x76'4"	1509	2072	123 W Weaver St	22nd wd.	Front: 15'x63'9"
		a/k/a 2801 N Ormes St			1509	2073	4261 Griscom St	23rd wd.	Front: 14'6-1/4"x78'
1509	2021	3911-19 N 5th St	7th wd.	Irregular Size Property	1509	2074	709 N Dekalb St	24th wd.	Front: 13'8"x72'
1509	2022	3055 Gransback St	7th wd.	Front: 14'x45'6"			a/k/a 709 Dekalb St		
1509	2023	3218 Hurlley St	7th wd.	Front: 15'x47'6"			a/k/a 709 N De Kalb St		
1509	2024	3247 Gransback St	7th wd.	Front: 15'x41'	1509	2075	778 Union St a/k/a 778 N Union St	24th wd.	Front: 20'x70'
		a/k/a 3247 N Gransback St			1509	2076	780 Union St	24th wd.	Irregular Size Property
1509	2025	2013 66th Ave	10th wd.	Irregular Size Property	1509	2077	3837 Pennsgrove St	24th wd.	Front: 15'9"x64'6"
		a/k/a 2013 W 66th Ave			1509	2078	2007 E Somerset St	25th wd.	Irregular Size Property
1509	2026	2057 E Rittenhouse St	10th wd.	Irregular Size Property	1509	2079	2768 Martha St	25th wd.	Front: 13'9"x54'
1509	2027	1919 W Somerset St	11th wd.	Front: 15'3"x71'	1509	2080	1230 S 49th St	27th wd.	Front: 15'x69'
1509	2028	2244 W Allegheny Ave	11th wd.	Front: 15'x62'	1509	2081	1402 S 51st St	27th wd.	Front: 24'x75'
1509	2029	2722 N Gratz St	11th wd.	Front: 15'x48'	1509	2082	4900 Saybrook Ave	27th wd.	Front: 17'x63'9"
1509	2030	2726 N Gratz St	11th wd.	Front: 15'x48'	1509	2083	2418 N Marston St	28th wd.	Front: 14'x50'
1509	2031	3011 N Bonsall St	11th wd.	Front: 14'3"x45'	1509	2084	2619 W Fletcher St	28th wd.	Front: 21'x88'
1509	2032	2720 Judson St	11th wd.	Front: 14'6"x45'	1509	2085	2708 W Cumberland St	28th wd.	Front: 14'x62'1"
		a/k/a 2720 N Judson St			1509	2086	2810 W Harold St	28th wd.	Irregular Size Property
1509	2033	3332 N Smedley St	11th wd.	Irregular Size Property	1509	2087	2447 N Myrtlewood St	28th wd.	Front: 15'6"x52'6"
		a/k/a 3332 Smedley St			1509	2088	2537 N Myrtlewood St	28th wd.	Front: 15'1"x50'
1509	2034	3258 N 17th St	11th wd.	Front: 16'x99'	1509	2089	3027 W Dauphin St	28th wd.	Front: 17'x80'
1509	2035	3431 N 19th St	11th wd.	Front: 20'10-1/2"x116'	1509	2090	2434 Seybert St	29th wd.	Front: 14'x58'9-3/8"
1509	2036	4927 Wakefield St	12th wd.	Irregular Size Property			a/k/a 2434 W Seybert St		
1509	2037	5001 Wakefield St	12th wd.	Front: 15'x150'	1509	2091	1509 N 27th St	29th wd.	Front: 18'x87'6"
1509	2038	328 E Armat St	12th wd.	Irregular Size Property	1509	2092	1330 N 28th St	29th wd.	Front: 16'x64'
1509	2039	5512 Crowson St	12th wd.	Irregular Size Property	1509	2093	1341 N Newkirk St	29th wd.	Front: 15'x50'
1509	2040	6118 E Wister St	12th wd.	Front: 20'x100'	1509	2094	2112 St. Albans St	30th wd.	Front: 15'x50'
		a/k/a 6118 Wister St			1509	2095	2627-29 Emerald St	31st wd.	Front: 32'x100'6"
1509	2041	3927 Alfred St	13th wd.	Front: 14'x54'	1509	2096	2672 Salmon St	31st wd.	Front: 18'x58'3"
1509	2042	1828 Brunner St	13th wd.	Front: 15'x76'	1509	2097	1646 W Susquehanna Ave	32nd wd.	Front: 16'1"x67'
1509	2043	2202 Ruffner St	13th wd.	Front: 15'x40'6"	1509	2098	3006-08 Ridge Ave	32nd wd.	Irregular Size Property
1509	2044	4108 N Broad St	13th wd.	Front: 15'6"x100'	1509	2099	2918 Nicholas St	32nd wd.	Front: 15'x54'
1509	2045	4549 N Carlisle St	13th wd.	Front: 19'6"x82'			a/k/a 2918 W Nicholas St		
1509	2046	4828 N Carlisle St	13th wd.	Front: 15'4"x86'5"	1509	2100	1728 N Stillman St	32nd wd.	Front: 14'x44'
1509	2047	4669 N 16th St	13th wd.	Front: 20'x88'11"	1509	2101	1650 N 30th St	32nd wd.	Irregular Size Property
1509	2048	1438 W Rockland St	13th wd.	Front: 15'11-1/4"x81'	1509	2102	1633 N Corlies St	32nd wd.	Front: 15'6"x54'7"
1509	2049	538 N 12th St	14th wd.	Irregular Size Property	1509	2103	760 E Hilton St	33rd wd.	Front: 14'1"x50'
1509	2050	1615 Ogden St	15th wd.	Front: 16'9"x67'6"	1509	2104	653 E Thayer St	33rd wd.	Front: 14'x45'6"
1509	2051	2324 N Sydenham St	16th wd.	Irregular Size Property	1509	2105	336 Horton St	34th wd.	Front: 15'x67'
1509	2052	2404 N Sydenham St	16th wd.	Front: 18'x69'10"	1509	2106	1652 N Redfield St	34th wd.	Front: 15'x80'
1509	2053	2235 N 18th St	16th wd.	Front: 16'x65'10"	1509	2107	1361 Pennington Rd	34th wd.	Front: 16'x100'
1509	2054	2631 N 18th St	16th wd.	Front: 14'5-1/2"x61'	1509	2108	932 Marcella St	35th wd.	Front: 15'x62'
1509	2055	2453 N Cleveland St	16th wd.	Front: 14'1"x50'	1509	2109	2637 N 33rd St	28th wd.	Front: 15'x66'
1509	2056	2428 N Cleveland St	16th wd.	Front: 14'6"x50'					
1509	2057	2263 N Gratz St	16th wd.	Front: 14'x45'3"					

Tax Sale continues on 15

TAX COLLECTION SALE CONDITIONS OF SHERIFF'S SALE

Effective: April 2000

- Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when their bid is registered, provided that in no case shall less than \$500.00 be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of the bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second bidder will take the property at the highest bid price.
- The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a certification from the Department of Revenue for execution by the highest bidder to the Sheriff at his office within 30 days from the date of sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty [30] day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty [30] day time limit to make settlement with the Sheriff on their second bid. Thereafter, the Sheriff shall be at liberty to return the decree to the courts and the sale of said property will be marked as "Terms of Sale Not Complied."
- A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.
- No personal checks, drafts or promises to pay will be accepted in lieu of certified check, attorney's check or money order made payable to the Sheriff of Philadelphia.
- The deposit made by any bidder who fails to comply with the above conditions of sale, shall be forfeited and the funds will be applied to the Sheriff's costs, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.
- The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs, in addition to the amount of the original tax lien. Each successive bid thereafter shall be One Hundred Dollars above the last amount stated. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the decree at that price.
- The Sheriff reserves the right to grant further extension of time to settle and further reserves the right to refuse bids from bidders who fail to enter deposits on their bids, failed to make settlement or make fraudulent bids or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.
- The Sheriff requires from each successful purchaser before settlement, certification from the Department of Revenue of the City of Philadelphia, that the successful purchaser is not more than one [1] year delinquent in paying real estate taxes on any properties owned by said purchaser with the City of Philadelphia, or that the purchaser is under agreement with the City of Philadelphia for repayment of any taxes due the City. The Sheriff reserves the right to waive the requirements of said certification when the said certification has been reasonably requested but has not been received.
- The Sheriff will not acknowledge a deed to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of the identity of the purchaser or the registration of a fictitious name. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
- All bidders are advised to remain at the sale until the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the decree has not appeared and/or is not present at the sale.

Tax Collection Sale

City of Philadelphia

TAX COLLECTION SALE

Sale . . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

Properties to be sold by Office of the Sheriff, City and County of Philadelphia
10:00 a.m. Thursday, September 17, 2015 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1509	2110	1209 S 19th St	36th wd.	Front: 16'x61'4-1/2"	1509	2156	5235 N Hutchinson St	49th wd.	Front: 16'3"x80'10-1/2"
1509	2111	2529 Oakford St	36th wd.	Front: 14'x60'9"	1509	2157	7950 Forrest Ave	50th wd.	Front: 18'2"x125'
1509	2112	1316 S 26th St	36th wd.	Front: 18'x53'	1509	2158	1044 S 53rd St	51st wd.	Front: 16'x72'
1509	2113	3040 Titan St	36th wd.	Front: 14'x39'4"	1509	2159	4930 Florence Ave	51st wd.	Front: 16'4-1/2"x76'
1509	2114	1338 S 31st St	36th wd.	Front: 15'7"x64'	1509	2160	5208 Beaumont St	51st wd.	Front: 16'x60'6"
1509	2115	1940 Tasker St	36th wd.	Front: 14'x64'	1509	2161	5219 Warrington Ave	51st wd.	Front: 15'1"x63'
1509	2116	2239 Tasker St	36th wd.	Front: 16'x64'	1509	2162	1226 S Peach St	51st wd.	Front: 15'x50'
1509	2117	2648 N 8th St	37th wd.	Front: 13'8-1/2"x59'	1509	2163	1521 S Wilton St	51st wd.	Front: 15'x53'
1509	2118	2650 N 8th St	37th wd.	Front: 13'8-1/2"x59'	1509	2164	1010 S Frazier St	51st wd.	Front: 16'x57'
1509	2119	1338 W Silver St	37th wd.	Front: 14'x51'	1509	2165	5444 Ridgewood St	51st wd.	Front: 15'7"x65'
1509	2120	1138 W Glenwood Ave	37th wd.	Irregular Size Property	1509	2166	5424 Florence Ave	51st wd.	Front: 18'x68'
1509	2121	2839 N Taylor St	38th wd.	Front: 14'4"x46'6-1/4"	1509	2167	1420 S 55th St a/k/a 1420 S 55th Ave	51st wd.	Front: 15'4"x64'
1509	2122	2924 N 25th St	38th wd.	Front: 15'5"x60'	1509	2168	5736 Warrington Ave	51st wd.	Front: 15'x87'
1509	2123	3213-15 W Queen La a/k/a 3213-15 Queen La	38th wd.	Front: 60'x115'	1509	2169	1700 S 54th St	51st wd.	Front: 15'6"x61'6"
1509	2124	2436 S 3rd St	39th wd.	Front: 14'11"x58'	1509	2170	5424 Kingsessing Ave	51st wd.	Front: 15'4"x62'
1509	2125	2040 S Cecil St	40th wd.	Front: 15'x53'	1509	2171	5244 Jefferson St	52nd wd.	Front: 16'8"x81'
1509	2126	1805 S 58th St	40th wd.	Front: 14'x57'	1509	2172	2420 N 51st St	52nd wd.	Front: 50'x150'
1509	2127	2236 S 62nd St	40th wd.	Irregular Size Property	1509	2173	1720 N Creighton St	52nd wd.	Front: 16'x77'5"
1509	2128	1821 S 65th St	40th wd.	Front: 14'6-1/2"x120'	1509	2174	5419 W Berks St a/k/a 5419 Berks St	52nd wd.	Front: 15'10"x105'
1509	2129	6140 Kingsessing Ave	40th wd.	Front: 15'x75'	1509	2175	2108 S Daggett St	40th wd.	Front: 14'x50'
1509	2130	6156 Kingsessing Ave	40th wd.	Front: 15'x75'	1509	2176	5421 Gainor Rd	52nd wd.	Front: 25'x125'
1509	2131	6149 Yocum St	40th wd.	Front: 14'9"x77'	1509	2177	1301 Gilham St	53rd wd.	Front: 16'x67'6"
1509	2132	2521 S Millick St	40th wd.	Front: 16'x48'6"	1509	2178	7415 Tabor Ave	56th wd.	Irregular Size Property
1509	2133	6139 Wheeler St	40th wd.	Front: 16'x67'	1509	2179	212 E Price St	59th wd.	Front: 60'x125'
1509	2134	6509 Linmore Ave	40th wd.	Front: 20'x39'	1509	2180	6533 E Wister St	59th wd.	Front: 14'9"x70'
1509	2135	2028 S 70th St	40th wd.	Irregular Size Property	1509	2181	5264 Delancey St	60th wd.	Front: 15'x59'6"
1509	2136	2620 Sylmar St	40th wd.	Front: 16'x58'	1509	2182	5312 Locust St	60th wd.	Front: 15'11"x90'
1509	2137	4758 Tampa St	42nd wd.	Irregular Size Property	1509	2183	4206 Helleman St	55th wd.	Front: 126'4"x80'
1509	2138	3314 N 13th St	43rd wd.	Front: 15'x96'	1509	2184	5631 Sansom St	60th wd.	Front: 15'9"x72'2"
1509	2139	3816 N 10th St	43rd wd.	Front: 16'x54'	1509	2185	5833 Larchwood Ave	60th wd.	Front: 15'7"x80'
1509	2140	5019 Race St	44th wd.	Front: 15'x72'	1509	2186	24 S 55th St	60th wd.	Front: 15'x54'11"
1509	2141	52 N Ruby St	44th wd.	Front: 15'7"x60'6"	1509	2187	221 S Ithian St	60th wd.	Front: 15'x63'
1509	2142	58 N Ruby St	44th wd.	Front: 15'7"x60'6"	1509	2188	108 S 58th St	60th wd.	Front: 20'x83'3"
1509	2143	5111 Aspen St	44th wd.	Front: 16'x80'	1509	2189	130 S 58th St	60th wd.	Front: 15'x83'
1509	2144	316 N 52nd St	44th wd.	Front: 20'4"x90'	1509	2190	705 Strahle St	63rd wd.	Irregular Size Property
1509	2145	5034 Ogden St	44th wd.	Front: 14'x55'	1509	2191	2112 Catharine St	30th wd.	Front: 16'x67'3"
1509	2146	4738 Richmond St	45th wd.	Irregular Size Property	1509	2192	966 N Marshall St	12th wd.	Front: 15'x72'
1509	2147	1519 N 15th St	47th wd.	Front: 28'2"x119'8"	1509	2193	4005 Chestnut St	27th wd.	Front: 25'x114'6"
1509	2148	1854 Mc Clellan St	48th wd.	Front: 16'x53'	1509	2194	149 S 60th St	3rd wd.	Front: 15'4"x72'
1509	2149	2042 Dorrance St a/k/a 2042 S. Dorrance St	48th wd.	Irregular Size Property	1509	2195	4852 N 5th St	42nd wd.	Front: 15'x121'7-1/2"
1509	2150	2214 Sigel St	48th wd.	Front: 14'3"x50'	1509	2196	917 E Cayuga St	33rd wd.	Front: 20'1/2"x145'
1509	2151	2439 Fitzgerald St	48th wd.	Front: 14'2"x53'6"	1509	2197	2224 N 4th St	19th wd.	Front: 24'x64'
1509	2152	5022 N 7th St	49th wd.	Front: 15'x71'10-1/2"	1509	2198	1502-08 N 25th St	29th wd.	Front: 36'x88'3/4"
1509	2153	4836 N Hutchinson St	49th wd.	Front: 15'x81'6-1/2"	1509	2199	1946 E Westmoreland St	88th wd.	Front: 45'
1509	2154	4926 N 10th St	49th wd.	Front: 16'x92'	1509	2200	2442 E Harold St	88th wd.	Front: 15'6-2/3"x50'
1509	2155	1020 Wagner Ave	49th wd.	Irregular Size Property					

TAX COLLECTION SALE CONDITIONS OF SHERIFF'S SALE

Effective: April 2000

- Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when their bid is registered, provided that in no case shall less than \$500.00 be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of the bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second bidder will take the property at the highest bid price.
- The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a certification from the Department of Revenue for execution by the highest bidder to the Sheriff at his office within 30 days from the date of sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty [30] day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty [30] day time limit to make settlement with the Sheriff on their second bid. Thereafter, the Sheriff shall be at liberty to return the decree to the courts and the sale of said property will be marked as "Terms of Sale Not Complied."
- A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.
- No personal checks, drafts or promises to pay will be accepted in lieu of certified check, attorney's check or money order made payable to the Sheriff of Philadelphia.
- The deposit made by any bidder who fails to comply with the above conditions of sale, shall be forfeited and the funds will be applied to the Sheriff's costs, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.
- The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs, in addition to the amount of the original tax lien. Each successive bid thereafter shall be One Hundred Dollars above the last amount stated. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the decree at that price.
- The Sheriff reserves the right to grant further extension of time to settle and further reserves the right to refuse bids from bidders who fail to enter deposits on their bids, failed to make settlement or make fraudulent bids or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.
- The Sheriff requires from each successful purchaser before settlement, certification from the Department of Revenue of the City of Philadelphia, that the successful purchaser is not more than one [1] year delinquent in paying real estate taxes on any properties owned by said purchaser with the City of Philadelphia, or that the purchaser is under agreement with the City of Philadelphia for repayment of any taxes due the City. The Sheriff reserves the right to waive the requirements of said certification when the said certification has been reasonably requested but has not been received.
- The Sheriff will not acknowledge a deed to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of the identity of the purchaser or the registration of a fictitious name. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
- All bidders are advised to remain at the sale until the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the decree has not appeared and/or is not present at the sale.