

Public Notices

Tax Delinquent Sale

City of Philadelphia TAX DELINQUENT 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 **Jewell Williams, Sheriff**
10:00 a.m. Tuesday, January 20, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1501	4001	1217 S. Cunningham St a/k/a 6 Cunningham Ave	2nd wd.	Irregular	1501	4048	5509 Bloyd Street	12th wd.	Front: 14'x91'9-5/8"
1501	4002	6158 Sansom Street	3rd wd. (f/k/a 46th wd.)	Front: 15'5"x102'	1501	4049	5113 Marion Street	12th wd.	Front: 16'x81.44'
1501	4003	23 S. 62nd Street	3rd wd.	Front: 15'x81'	1501	4050	3829 North 18th Street	38th wd.	Irregular
1501	4004	5804 Baltimore Ave	3rd wd.	Front: 20'x91'	1501	4051	2214 Yelland Street	13th wd.	Front: 15'3"x41'6"
1501	4005	5841 Fernwood Street	3rd wd.	Front: 15'10"x80'	1501	4052	1457 Kerbaugh Street	13th wd.	Irregular
1501	4006	5531 Wyalusing Ave	4th wd.	Irregular	1501	4053	1514 Rowan Street	13th wd.	Front: 14'x110'
1501	4007	5830 Arch Street	4th wd.	Front: 15'x71'	1501	4054	2634 North 16th Street	16th wd.	Front: 14'x63'6"
1501	4008	5920 Arch Street	4th wd.	Front: 15.75"x75"	1501	4055	2619 North Bancroft Street	16th wd.	Front: 14'x48'4"
1501	4009	13 N. Frazier Street	4th wd.	Front: 15'x64'	1501	4056	2222 North Chadwick Street	16th wd.	Front: 14'x50'
1501	4010	413 North Redfield Street	4th wd.	Front: 19'4"x65"	1501	4057	2349 North Colorado Street	16th wd.	Front: 14'1"x50'
1501	4011	1459 North Ithan Street	4th wd.	Front: 15'x47.63'	1501	4058	2612 N. Colorado Street	16th wd.	Front: 14'6"x49'
1501	4012	5783 Stewart Street	4th wd.	Front: 16'x79'	1501	4059	1518 West Lehigh Avenue	16th wd.	Front: 15.91'x64'
1501	4013	610 North 42nd Street	6th wd.	Front: 13'4"x70'	1501	4060	2311 North Cleveland Street	16th wd.	Front: 14'2"x47'
1501	4014	712 North 43rd Street	6th wd.	Front: 25'x180'	1501	4061	1809 W. Huntingdon Street	16th wd.	Front: 14'2"x67'
1501	4015	4301 Brown Street	6th wd.	Front: 16'4"x80'	1501	4062	6239 North 21st Street	17th wd.	Front: 16'x102'
1501	4016	4133 Reno Street	6th wd.	Irregular	1501	4063	6037 North Norwood Street	17th wd.	Front: 14.19'x90'
1501	4017	4005 Ogden Street	6th wd.	Front: 15'4"x73'8"	1501	4064	511 West Thompson Street	18th wd.	Irregular
1501	4018	4231 Ogden Street	6th wd.	Front: 15'4"x75'	1501	4065	2425 North 4th Street	19th wd.	Front: 15'x55'
1501	4019	4116 Pennsgrove Street	6th wd.	Front: 15'11-1/2"x95"	1501	4066	2937 North Philip Street	19th wd.	Front: 14'x53'2"
1501	4020	942 North 43rd Street	6th wd.	Front: 15'x75'	1501	4067	3450 North 2nd Street	19th wd.	Front: 20'x71'9"
1501	4021	6751 North 13th Street Unit 2C	61st wd.	Front: n/a	1501	4068	419 West Ontario Street	19th wd.	Front: 12'x60'
1501	4022	876 North 45th Street	6th wd.	Front: 14'x60'3"	1501	4069	4734 Darrah Street	23rd wd.	Front: 15'9"x80'
1501	4023	2915 North Mascher Street assessed as 2915 Mascher Street	7th wd.	Front: 14'x48'6"	1501	4070	4927 Duffield Street	23rd wd.	Front: 25'1-1/2"x Irregular
1501	4024	3321 N Mascher St	7th wd.	Front: 14'x50'	1501	4071	4116 Paul Street	23rd wd.	Front: 14.08'x101'
1501	4025	436 West Carey Street	7th wd.	Front: 14'x69'	1501	4072	3831 Wyalusing Avenue	24th wd.	Front: 14.25'x60'
1501	4026	424 West Cayuga St	7th wd.	Front: 15'x71'	1501	4073	1123 Sloan Street a/k/a 1123 North Sloan Street	24th wd.	Front: 14'5" x 58'
1501	4027	3328 A Street	7th wd.	Front: 15.75'x70.00'	1501	4074	2003 Hart Lane	25th wd.	Front: 13'10-1/2"x63'5-1/8"
1501	4028	3435 Ormes Street	7th wd.	Front: 14'x46'	1501	4075	1851 East Monmouth Street	25th wd.	Front: 14'11"x58'3"
1501	4029	6635 North 18th Street	10th wd. (formerly part of the 15th wd.)	Front: 15'10"x90'4"	1501	4076	3035 Amber Street	25th wd.	Front: 15'x98'9-1/8"
1501	4030	7025 Ogontz Avenue	10th wd. (f/k/a 50th wd.)	Front: 16'x100'	1501	4077	2818 Helen Street	25th wd.	Front: 12'6"x54'6"
1501	4031	1512 67th Avenue a/k/a 1512 W. 67th Street	10th wd.	Front: 17'11"x91'	1501	4078	2840 Stouton Street	25th wd.	Front: 12'x40'
1501	4032	2162 Homer Street	10th wd.	Front: 16'x82'6"	1501	4079	1419 South 49th Street	27th wd.	Front: 14'3/4"x69'
1501	4033	1424 West Rush Street	11th wd.	Front: 16'x62'	1501	4080	2656 North 27th Street	28th wd.	Front: 14'x55'9"
1501	4034	2136 West Indiana Avenue	11th wd.	Front: 14'6"x57'6"	1501	4081	2528 North Newkirk Street	28th wd.	Front: 14'x50'
1501	4035	3131 North 17th Street	11th wd.	Front: 15'x63'	1501	4082	2544 West Dakota Street	28th wd.	Front: 14'x43'
1501	4036	3026 North 26th Street	11th wd.	Front: 15'x70'	1501	4083	2627 W. Hagert Street	28th wd.	Front: 15'x112'6"
1501	4037	2713 North Hemberger Street	11th wd.	Front: 14'6"x45'	1501	4084	2716 West Silver Street	28th wd.	Front: 14'x50'
1501	4038	2823 N. Bonsall Street	11th wd.	Front: 15'x46'6"	1501	4085	2718 West Silver Street	28th wd.	Front: 14'x50'
1501	4039	1505 W. Tioga Street	11th wd.	Front: 16'4-3/4"x100'	1501	4086	2427 N. Natrona Street	28th wd.	Front: 14'1/2"x50'
1501	4040	3335 North 18th Street	11th wd.	Front: 15'2"x98'	1501	4087	2921-2923 West Susquehanna Avenue	28th wd.	Front: 36'x120'
1501	4041	3324 N. Gratz Street	11th wd.	Front: 15'2"x77'	1501	4088	3121 West Huntingdon Street	28th wd.	Front: 14'11-1/2"x60'
1501	4042	73 Collom Street	12th wd.	Irregular	1501	4089	1537 North Marston Street	29th wd.	Front: 12'x55'9"
1501	4043	745 East Woodlawn Street	12th wd.	Irregular	1501	4090	1408 North Newkirk Street	29th wd.	Front: 14'x50'
1501	4044	849 E. Woodlawn Street	12th wd.	Front: 25'x123'5-5/8"	1501	4091	1438 N. Myrtlewood Street	29th wd.	Front: 14'x54'
1501	4045	5608 Utah Street	12th wd.	Front: 16'1-1/4"x51'3"	1501	4092	1829 East Sergeant Street	31st wd.	Front: 16'x91.5'
1501	4046	5643 Heiskell Street	12th wd.	Front: 14'2"x Irregular	1501	4093	1835 North 21st Street	32nd wd.	Front: 16'x54'
1501	4047	5676 Morton Street	12th wd.	Front: 43'8"x Irregular	1501	4094	1842 Judson Street	32nd wd.	Front: 14'2"x50'
					1501	4095	1865 N. Taylor Street	32nd wd.	Front: 16'x46'9-1/2"
					1501	4096	1834 North Taylor Street	32nd wd.	Front: 14'x53'
					1501	4097	1963 North Napa Street	32nd wd.	Front: 14'x48'

Tax Delinquent Sale continues on 17

TAX DELINQUENT 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.

Public Notices

Tax Delinquent Sale continued from 16

Tax Delinquent Sale

City of Philadelphia TAX DELINQUENT 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 **Jewell Williams, Sheriff**
10:00 a.m. Tuesday, January 20, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1501	4098	2517 Cecil B. Moore Avenue a/k/a 2517 W. Columbia Avenue	29th wd.	Front: 17'x79'	1501	4147	7003 Reedland Street	40th wd.	Front: 16.37'x68.00'
1501	4099	1754 North Newkirk Street	32nd wd.	Front: 14'1"x49'	1501	4148	7046 Sheldrake Place	40th wd.	Front: N/A
1501	4100	728 E. Clearfield Street	33rd wd.	Front: 34'1-3/4"x48'2/8"	1501	4149	2072 Anchor Street	41st wd.	Front: 14'1"x65'
1501	4101	657 East Clearfield Street	33rd wd.	Front: 14'8"x55'	1501	4150	5037 Homestead Street	41st wd.	Front: 25'x80'
1501	4102	733 East Hilton Street	33rd wd.	Front: 14.83'x50'	1501	4151	6356 Torresdale Avenue	41st wd.	Front: 15'x86'
1501	4103	3900 Ford Road, Unit #19-S	52nd wd.	Irregular	1501	4152	4945 D St	42nd wd.	Front: 15.41'x82.50'
1501	4104	3918 Elsinore Street	33rd wd.	Front: 16'4"x67'6"	1501	4153	3033 N Broad St	43rd wd.	Front: 18'x100'
1501	4105	118 N. Edgewood Street	34th wd.	Front: 15'1"x62'6"	1501	4154	1312 West Erie Avenue	43rd wd.	Front: 16'x100'
1501	4106	134 North Edgewood Street	34th wd.	Front: 15'1"x62'6"	1501	4155	2813 Gaul Street	25th wd.	Front: N/A
1501	4107	110 North Dewey Street	34th wd.	Front: 15.08'x65.50'	1501	4156	3813 N. Delhi Street	43rd wd.	Front: 16'x45'
1501	4108	201 Horton St.	34th wd.	Front: 16'x44.50'	1501	4157	3714 North Delhi Street	43rd wd.	Front: 16'x45'
1501	4109	1311 North 60th Street	34th wd.	Front: 15'x86'	1501	4158	5140 Haverford Avenue	44th wd.	Front: 27'x90'
1501	4110	245 North Avondale Street	34th wd.	Front: 14'x50'	1501	4159	143 North 51st Street	44th wd.	Front: 15'x55'
1501	4111	1264 S. Bucknell Street	36th wd.	Front: 15.00'x55.00'	1501	4160	5148 Parrish Street	44th wd.	Front: 15'x59.39'
1501	4112	2628 N 9th Street	37th wd.	Front: 15'x97'	1501	4161	554 North Paxon Street	44th wd.	Front: 14'x56.50'
1501	4113	2636-2640 North Hutchinson Street	37th wd.	Front: 54.03'x129.81'	1501	4162	1482 North Wilton Street	44th wd.	Front: 14'9"x53'7-3/8"
1501	4114	2530 N Sartain Street	37th wd.	Front: 14'x51'	1501	4163	3902 Coral Street	45th wd.	Front: 15'4'x45'
1501	4115	2500-26 N. American Street	19th wd.	Front: 200'x254.54'	1501	4164	3912 Coral Street	45th wd.	Front: 15.33'x45'
1501	4116	2734 North 11th Street	37th wd.	Front: 18'x88.79'	1501	4165	5251 Rodman Street	46th wd.	Front: 14'x62'
1501	4117	2834 North 12th Street	37th wd.	Front: 15'x70'	1501	4166	1627 West Thompson Street	47th wd.	Front: 15.75'x65'
1501	4118	654 W. Mayfield Street	37th wd.	Front: 15'4-5/8"x40'	1501	4167	1513 N. 17th Street	47th wd.	Front: 23'5"x100'
1501	4119	703 W. Clearfield Street	37th wd.	Front: 14.5'x63.65'	1501	4168	2813 Winton Street	48th wd.	Front: 14'x50'
1501	4120	2907 North Ringgold Street	38th wd.	Front: 14.08'x40.75'	1501	4169	2007 South Croskey Street	48th wd.	Front: 14'x54'
1501	4121	2822 N Taylor Street	38th wd.	Front: 14'4"x45'4-3/4"	1501	4170	4831 N. 7th Street	49th wd.	Front: 15'8-1/8"x75'
1501	4122	2828 N. 25th Street	38th wd.	Front: 15'6"x60'	1501	4171	6223 Race Street	34th wd.	Front: 15'7-1/2"x50'
1501	4123	2826 North Stillman Street	38th wd.	Front: 14.41'x45'	1501	4172	2509 North Reese Street	19th wd.	Front: 18'x53'4"
1501	4124	3214 N. 26th Street	38th wd.	Front: 14'9"x62'6"	1501	4173	325 West Glenwood Avenue, Unit E	19th wd.	Irregular
1501	4125	2848 North Bailey Street	38th wd.	Front: 16'x47'	1501	4174	924 West Fisher Avenue	49th wd.	Front: 15'1-1/4"x82'6"
1501	4126	2851 North Taney Street	38th wd.	Front: 816 Sq Ft	1501	4175	6221 Race Street	34th wd.	Front: 14'4-1/2"x50'
1501	4127	3246 N. 27th Street	38th wd.	Front: 16'x67'3"	1501	4176	5120 Whitby Avenue	51st wd.	Front: 16'x61'
1501	4128	2430 West Hilton Street	38th wd.	Front: 15'x60'	1501	4177	1243 S. 53rd Street	51st wd.	Front: 19'5"x100'
1501	4129	2603 Roberts Avenue	38th wd.	Front: 14'x61'	1501	4178	5607 Angora Terrace	51st wd.	Front: 16'x70'
1501	4130	2627 Deacon Street	38th wd.	Front: 14'x50'	1501	4179	5628 Kingsessing Avenue	51st wd.	Front: 16'x75'8"
1501	4131	3053 N. 35th Street	38th wd.	Irregular	1501	4180	3125 Fairfield St	57th wd.	Front: 16.22'xIrregular
1501	4132	3127 N. 35th Street	38th wd.	Front: 15'3"x75'	1501	4181	613 East Stafford Street	59th wd.	Front: 16'x60'6"
1501	4133	1924 S. 57th Street	40th wd.	Front: 16'x75'3"	1501	4182	5812 Crittenden Street	59th wd.	Front: 16.25'x80'
1501	4134	2023 South Salford Street	40th wd.	Front: 15'x82'	1501	4183	5144 Chancellor Street	60th wd.	Front: 15'x62.32'
1501	4135	5912 Trinity Street	40th wd.	Front: 15'x90'	1501	4184	5432 Market Street	60th wd.	Irregular
1501	4136	2113 South Edgewood Street	40th wd.	Front: 15'x59'2"	1501	4185	5551 Chestnut Street	60th wd.	Front: 15.2'x124.5'
1501	4137	2108 South Edgewood Street	40th wd.	Front: 15'x80'	1501	4186	2021-23 North Croskey Street	32nd wd.	Front: 55'6"x75'
1501	4138	2044 South 61st Street	40th wd.	Irregular	1501	4187	5559 Locust Street	60th wd.	Front: 16'x75'9"
1501	4139	1517-23 North Delaware Avenue	18th wd.	Front: n/a	1501	4188	1368 Anchor Street	62nd wd.	Front: 15'9"x80'
1501	4140	6031 Reinhard Street	40th wd.	Front: 15.50'x60'	1501	4189	5145 Oakland Street	62nd wd.	Irregular
1501	4141	2657 S. Felton Ave	40th wd.	Front: 16'x73'	1501	4190	2018 Bridge Street	62nd wd.	Front: 20'x90'
1501	4142	2636 South Felton Street	40th wd.	Front: 16'x62.5'	1501	4191	1780 Scattergood Street	62nd wd.	Front: 16'1.5"x68'6"
1501	4143	2646 South Felton Street	40th wd.	Front: 16'x62'6"	1501	4192	8046 Moro Street	64th wd.	Front: 16.28'x82.62'
1501	4144	4603 Lancaster Avenue	6th wd.	Front: 14'3"x98'	1501	4193	4416 Arendell Avenue	65th wd.	Front: 50'x100'
1501	4145	6639 Yocum Street	40th wd.	Front: 14'x99.25'	1501	4194	3664 North Hereford Lane	66th wd.	Front: 17'11-1/4"x99'
1501	4146	2925-27 C Street and 2932 Boudinot Street	7th wd.	Irregular	1501	4195	2404 N. 29th Street	28th wd.	Front: 16'x65'
					1501	4196	1910 South 7th Street	39th wd.	Front: 16'x64'
					1501	4197	7288 Woodland Avenue	40th wd.	Front: 21'x110'3-3/4"

TAX DELINQUENT 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.