

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, July 22, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1407	4001	3071 Janney Street	25th wd.	Front: 14'x55'8"	1407	4052	2071 E. Monmouth Street	25th wd.	Front: 14'x64'11/14"
1407	4002	5510 Pemberton Street	46th wd.	Front: 15'x60'	1407	4053	960 East Russell Street	33rd wd.	Front: 14'x68'6"
1407	4003	1108 State Street	24th wd.	Front: 13'6"x39'1/2"	1407	4054	3847 Olive Street	24th wd.	Front: 14'x70'
1407	4004	2341 North 26th Street	28th wd.	Front: 13'6"x60'	1407	4055	4327 Pennsgrove Street	6th wd.	Front: 14'x71'10"
1407	4005	1812 Waterloo Street	18th wd.	Front: 13'x40'	1407	4056	1548 North Frazier Street	4th wd.	Front: 14'x78'
1407	4006	3018 North 4th Street	19th wd.	Front: 13'11-1/2"x52'6"	1407	4057	2135 Bridge Street	62nd wd.	Front: 14'x94'
1407	4007	2419 North Bouvier Street	16th wd.	Front: 14'1"x50'	1407	4058	737 East Hilton Street	33rd wd.	Front: 14'1"x50'
1407	4008	2440 North Patton Street	28th wd.	Front: 14'2"x50'	1407	4059	3413 Tampa Street	33rd wd.	Front: 14'2"x42'6"
1407	4009	2441 N. Douglas Street	28th wd.	Front: 14'3"x50'	1407	4060	3023 N. Judson Street	11th wd.	Front: 14'3"x45'
1407	4010	2839 North Stillman Street	38th wd.	Front: 14'5"x45'	1407	4061	3040 Judson Street	11th wd.	Front: 14'3"x45'
1407	4011	2456 North Gratz Street	16th wd.	Front: 14'6"x50'	1407	4062	2825 N. Ringgold Street	38th wd.	Front: 14'4"x46'6"
1407	4012	2723 North 25th Street	28th wd.	Front: 14'6"x60'10.75"	1407	4063	2511 S. 9th Street	39th wd.	Front: 14'6"x57'
1407	4013	6016 Kershaw Street	34th wd.	Front: 14'6"x77'	1407	4064	2512 West Dakota Street	28th wd.	Front: 14'x43'
1407	4014	2402 North Garnet Street	16th wd.	Front: 14'7"x50'	1407	4065	1835 East Monmouth Street	25th wd.	Front: 14'x58'3"
1407	4015	3816 North 15th Street	13th wd.	Front: 14'x100'	1407	4066	2563 North Myrtlewood Street	28th wd.	Front: 15'1"x50'
1407	4016	2827-29 N. 22nd Street	11th wd.	Front: 32'x110'	1407	4067	2436 North Myrtlewood Street	28th wd.	Front: 15'6"x52'6"
1407	4017	3312 Mutter Street	7th wd.	Front: 14'x44'6"	1407	4068	2361 North 18th Street	16th wd.	Front: 15'6"x67'10"
1407	4018	248 West Cornwall Street	19th wd.	Front: 14'x46'6"	1407	4069	1413 North 56th Street	4th wd.	Front: 15'7"x107'
1407	4019	606 Winton Street	39th wd.	Front: 14'x48'	1407	4070	424 East Somerset Street	7th wd.	Front: 15'7-1/2"x65'
1407	4020	1236 South Dover Street	36th wd.	Front: 14'x48'	1407	4071	2137 Morris Street	36th wd.	Front: 15'9"x65'3"
1407	4021	2132 Gould Street	40th wd.	Front: 14'x50'	1407	4072	6405 Chew Avenue	22nd wd.	Front: 15'9"x86'
1407	4022	2529 North Napa Street	28th wd.	Front: 14'x50'	1407	4073	3543 North 5th Street	7th wd.	Front: 15'x104'7-1/2"
1407	4023	2564 North Napa Street	28th wd.	Front: 14'x50'	1407	4074	5529 Pearl Street	4th wd.	Front: 15'x107'
1407	4024	4000 Gypsy Lane, Unit 741G1	21st wd.	Front: N/A	1407	4075	5839 Hadfield Street	3rd wd.	Front: 15'x115'
1407	4025	3416 Braddock Street	45th wd.	Front: 14'x69'6 7/8"	1407	4076	5418 Summer Street	4th wd.	Front: 15'x34'6"
1407	4026	2467 N. Garnet Street	16th wd.	Front: 14'1"x48'	1407	4077	4048 North Darien Street	43rd wd.	Front: 15'x40'6"
1407	4027	3225 Page Street	32nd wd.	Front: 14'10-1/2"x65'9"	1407	4078	39 North Peach Street	44th wd.	Front: 15'x48'
1407	4028	5620 Appletree Street	4th wd.	Front: 14'2"x47'	1407	4079	2712 North Newkirk Street	28th wd.	Front: 15'x52'9"
1407	4029	2421 N. Napa Street	28th wd.	Front: 14'3"x50'	1407	4080	2753 North Dover Street	(f/k/a 38th wd.)	Front: 15'x52'9"
1407	4030	74 E. Garfield Street	12th wd.	Front: 14'3-1/2"x53'5"				(f/k/a 38th wd.)	
1407	4031	3227 North American Street	19th wd.	Front: 14'4"x56'10"	1407	4081	810 North 40th Street	28th wd.	Front: 15'x58'9"
			(f/k/a 33rd wd.)		1407	4082	1630 West Clearfield Street	6th wd.	Front: 15'x58'9"
1407	4032	364 Shedaker Street	12th wd.	Front: 14'7 3/8"x90'	1407	4083	5725 Walton Avenue	11th wd.	Front: 15'x60'
1407	4033	1528 Conestoga Street	4th wd.	Front: 14'7"x86'11.25"	1407	4084	5715 Walton Avenue	46th wd.	Front: 15'x60'
1407	4034	2724-26 Kensington Avenue	7th wd.	Irregular Lot	1407	4085	2557 North 30th Street	46th wd.	Front: 15'x60'
1407	4035	668 North Conestoga Street	4th wd.	Front: 14'x44'	1407	4086	1312 South 29th Street	28th wd.	Front: 15'x62'
1407	4036	3122 North Stillman Street	38th wd.	Front: 14'x45'9"	1407	4087	714 West Courtland Street	36th wd.	Front: 15'x64'
1407	4037	3450 Ormes Street	7th wd.	Front: 14'x46'	1407	4088	7703 Pickering Avenue	49th wd.	Front: 15'x80'6"
1407	4038	2113 E. Cambria Street	25th wd.	Front: 14'x48'	1407	4089	107 North Conestoga Street	50th wd.	Front: 15'11"x90'
1407	4039	3063 Tulip Street	25th wd.	Front: 14'x48'10"	1407	4090	2645 N. 31st Street	4th wd.	Front: 15'2"x56'6"
1407	4040	1821 N. Ringgold Street	32nd wd.	Front: 14'x48'6"	1407	4091	6325 Walker Street	28th wd.	Front: 15'2"x66'
1407	4041	1836 South Chadwick Street	48th wd.	Front: 14'x50'	1407	4092	4459 Greene Street	55th wd.	Irregular
1407	4042	6435 Upland Street	40th wd.	Front: 14'x50'	1407			13th wd.	Front: 15'3"x55'6"
1407	4043	2113 Gould Street	40th wd.	Front: 14'x50'				(f/k/a 22nd wd.)	
1407	4044	2661 North 28th Street	28th wd.	Front: 14'x52'9"	1407	4093	1065 N. 46th Street	6th wd.	Front: 15'3"x66'11-3/4"
1407	4045	3026 N. 4th Street	19th wd.	Front: 14'x52'6"	1407	4094	3127 W. Dakota Street	28th wd.	Front: 15'5'8th"x60'
1407	4046	1925 South Bonsall Street	48th wd.	Front: 14'x54'	1407	4095	1802 North 26th Street	32nd wd.	Front: 15'5"x64'
1407	4047	2535 Nicholas Street	32nd wd.	Front: 14'x54'	1407	4096	6148 Callowhill Street	34th wd.	Front: 15'5"x72'4"
1407	4048	2915 West Gordon Street	28th wd.	Front: 14'x54'	1407	4097	3549 North 11th Street	43rd wd.	Front: 15'5"x85'6"
1407	4049	4010 N. Fairhill Street	43rd wd.	Front: 14'x58'10-1/4"	1407	4098	210 North 60th Street	34th wd.	Front: 15'6"x76'6"
1407	4050	3612 North Bouvier Street	13th wd.	Front: 14'x59'10"	1407	4099	918 East Woodlawn Street	12th wd.	Front: 15'6"x90'
			(f/k/a 38th wd.)		1407	4100	1423 North 56th Street	4th wd.	Front: 15'7"x107'
1407	4051	5249 Rodman Street	46th wd.	Front: 14'x62'					

Tax 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.

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, July 22, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1407	4101	6647 Haverford Avenue	34th wd.	Front: 15'7-3/4"x90'	1407	4156	216 W. Zeralda Street	13th wd.	Front: 16'x72'
1407	4102	1808 North 27th Street	32nd wd.	Front: 15'8"x65'	1407	4157	704 W York St	37th wd.	Front: 16'x84'
1407	4103	1230 N. 55th Street	4th wd.	Front: 15'x105'	1407	4158	117 N. 60th Street	4th wd.	Front: 16'x85'
1407	4104	3127 Hartville Street	7th wd.	Front: 15'x44'6"	1407	4159	3322 Rorer Street	7th wd.	Front: 17'6"x49'6"
1407	4105	3243 Keim Street	33rd wd.	Front: 15'x47'6"	1407	4160	1535 Deal Street	23rd wd.	Front: 17'2-1/2"x72'
1407	4106	2929 N. Bailey Street	38th wd.	Front: 15'x48'	1407	4161	1328 West Allegheny Avenue	43rd wd.(f/k/a 37th wd.)	Front: 17'5"x98'
1407	4107	2956 N. Bailey Street	38th wd.	Front: 15'x48'					
1407	4108	1846 North Taney Street	32nd wd.	Front: 15'x49'9"	1407	4162	1016 Pine Street	5th wd.	Front: 17'x64'
1407	4109	1938 N. Myrtlewood Street	32nd wd.	Front: 15'x51'	1407	4163	2537 N 34th Street	28th wd.	Front: 18'2"x74'
1407	4110	1747 North Taney Street	32nd wd.	Front: 15'x51'9"	1407	4164	2253 South Darien Street	39th wd.	Front: 18'x50'6"
1407	4111	1727 North Taney Street	32nd wd.	Front: 15'x51'9"	1407	4165	6338 Saybrook Avenue	40th wd.	Front: 18'x85'
1407	4112	2750 North Garnet Street	11th wd.	Front: 15'x52'6"	1407	4166	1527 Saratoga Place	20th wd.	Front: 18'x89'
1407	4113	1464 North Wanamaker Street	4th wd.	Front: 15'x53'6"	1407	4167	1224 West Lehigh Avenue	37th wd.	Front: 19'2.125"x120'
1407	4114	5542 Harmer Street	4th wd.	Front: 15'x53'6"	1407	4168	4424 Chestnut Street	43rd wd.	Front: 19'5"x121'
1407	4115	5725 Cambridge Street	4th wd.	Front: 15'x56'	1407	4169	831 South Cecil Street	46th wd.	Front: 19'x60'
1407	4116	5731 Cambridge Street	4th wd.	Front: 15'x56'	1407	4170	3371 Elliston Circle	66th wd.	Front: 20'1/4"x90'
1407	4117	1828 N. Newkirk Street	32nd wd.	Front: 15'x59'	1407	4171	45 East Clapier Street	12th wd.	Front: 20'6"x79'
1407	4118	320 North Salford Street	4th wd.	Front: 15'x60'	1407	4172	4424 Chestnut Street	27th wd.	Front: 20'x110'8"
1407	4119	4834 North Franklin Street	49th wd.	Front: 15'x61'	1407	4173	509 North Vodges Street	4th wd.	Irregular
1407	4120	5026 Parrish Street	44th wd.	Front: 15'x61'6"	1407	4174	3845 N. 9th Street	43rd wd.	Front: 21'x46'2-1/4"
1407	4121	1803 Moore Street	36th wd.	Front: 15'x62'	1407	4175	1108 W. Lehigh Avenue	37th wd.	Front: 21'8"x73'
1407	4122	2062 South Frazier Street	51st wd.	Front: 15'x62'	1407	4176	6255 Crafton Street	62nd wd.	Front: 23'11"x93'
1407	4123	3221 W. Fountain Street	32nd wd.	Front: 15'x63'6"	1407	4177	321 Earlham Terrace	12th wd.	Front: 26'8"x85'9-3/4"
1407	4124	1250 S. 29th Street	36th wd.	Front: 15'x65'	1407	4178	2118-20 W. Atlantic Street	38th wd.	Front: 40'x60'
1407	4125	5265 Addison Street	60th wd.	Front: 15'x66'	1407	4179	8039 Gilbert Street	50th wd.	Front: 58'x98'4"
1407	4126	3429 H Street	33rd wd.	Front: 15'x67'	1407	4180	3320 North Fairhill Street	19th wd.(f/k/a 43rd wd.)	Front: 77'3.25"x44'8.875"
1407	4127	2338 W. Thompson Street	29th wd.	Front: 15'x72'					
1407	4128	3210 North 7th Street	37th wd.	Front: 15'x73'	1407	4181	710 W. Chew Avenue	61st wd.	Irregular
1407	4129	5418 W. Girard Avenue	4th wd.	Front: 15'x75'	1407	4182	10929 Ellicott Road	66th wd.	Irregular
1407	4130	5211 Pennsgrove Street	44th wd.	Front: 15'x82'8-1/4"	1407	4183	3005 W. Fletcher Street	28th wd.	Irregular
1407	4131	5219 Stiles Street	44th wd.	Front: 15'x99'	1407	4184	1329 W. Seltzer Street	37th wd.	Irregular
1407	4132	3130 Kensington Avenue	33rd wd.	Front: 15'11"x115'	1407	4185	3041-43 N. 11th Street	37th wd.	Irregular
1407	4133	4105 N. Darien Street	43rd wd.	Front: 15'9"x38'6"	1407	4186	660 N. 42nd Street	6th wd.	Irregular
1407	4134	1647 N. Dover Street	32nd wd.	Front: 15'9"x52'	1407	4187	1032 W. Russell Street	43rd wd.	Irregular
1407	4135	325 N. 56th Street	4th wd.	Front: 15'x83'	1407	4188	5854 Morton Street	59th wd.	Irregular
1407	4136	3722 N. Darien Street	43rd wd.	Front: 16'x45'	1407	4189	2509 Manton St	36th wd.	Irregular
1407	4137	2401 North Hollywood Street	28th wd.	Front: 16'x51'6"	1407	4190	1326 Spruce Street Unit G-87	5th wd.	Irregular
1407	4138	2204 North Woodstock Street	16th wd.	Front: 16'x60'	1407	4191	803 South Bambrey Street	30th wd.	Irregular
1407	4139	4961 North 2nd Street	42nd wd.	Front: 16'x65'	1407	4192	2563 North Bancroft Street	16th wd.(f/k/a 28th wd.)	Irregular
1407	4140	4217 Ogden Street	6th wd.	Front: 16'x73'6"					
1407	4141	1671 Fillmore Street	23rd wd.	Front: 16'2"x81'	1407	4193	1849 East Pacific Street	45th wd.	Irregular
1407	4142	2930 North 22nd Street	11th wd.	Front: 16'2"x92'6"	1407	4194	5025 Haverford Avenue	44th wd.	Irregular
1407	4143	2128 North 20th Street	32nd wd.	Front: 16'3"x80'	1407	4195	4049 Old York Road	43rd wd.	Irregular
1407	4144	3010 North Howard Street	7th wd.	Front: 16'4"x93'	1407	4196	5025 Pine Street	60th wd.	Irregular
1407	4145	3012 North Howard Street	7th wd.	Front: 16'4"x93'	1407	4197	5610 Utah Street	12th wd.	Irregular
1407	4146	5223 West Thompson Street	44th wd.	Front: 16'x100'	1407	4198	5616 Utah Street	12th wd.(f/k/a 22nd wd.)	Irregular
1407	4147	2948 Judson Street	11th wd.	Front: 16'x46'					
1407	4148	5518 Spring Street	4th wd.	Front: 16'x46'	1407	4199	117 Hansberry Street	12th wd.(f/k/a 22nd wd.)	Irregular
1407	4149	13 N. Yewdall Street	4th wd.	Front: 16'x54'					
1407	4150	631 West Moyamensing Avenue	39th wd.	Front: 16'x57'	1407	4200	5529 Osceola Street or Greeves Court of Alley	12th wd.	Irregular
1407	4151	6062 Regent Street	40th wd.	Front: 16'x58'6"					
1407	4152	4249 North 3rd Street	7th wd.	Front: 16'x60'	1407	4201	5824 Baynton Street	59th wd.	Irregular
1407	4153	131 N. 57th Street	4th wd.	Front: 16'x67'	1407	4202	6369 Germantown Avenue	59th wd.(f/k/a 22nd wd.)	Irregular
1407	4154	12 South Yewdall Street	60th wd.	Front: 16'x67'3"					
1407	4155	2055 S. 60th Street	40th wd.	Front: 16'x69'					

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.