

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, November 18, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1411	4001	6048 Chestnut Street	3rd wd.	Front: 1522 Sq.Ft.	1411	4052	731 North 38th Street	24th wd.	Front: 15'x88'
1411	4002	29 South Salford Street	3rd wd.	Front: 1350 Sq. Ft.	1411	4053	767 North 38th Street	24th wd.	Front: 15.43'x90'
1411	4003	6156 Delancey Street	3rd wd.	Front: 996 Sq. Ft.	1411	4054	3931 Wyalusing Avenue	24th wd.	Front: 15'x45'
1411	4004	5915 Osage Avenue	3rd wd.	Front: 933 Sq. Ft.	1411	4055	2245 East Cambria Street	25th wd.	Front: 15'x60'
1411	4005	5516 Pearl Street	4th wd.	Front: 1068 Sq. Ft.	1411	4056	1825 East Monmouth Street	25th wd.	Front: 14'x67'3"
1411	4006	5500 Haverford Avenue	4th wd.	Front: 11460 Sq. Ft.	1411	4057	2831 Tulip Street	25th wd.	Front: 14'x58'8"
1411	4007	5527 Harmer Street	4th wd.	Front: 1230 Sq. Ft.	1411	4058	2835 Amber Street	25th wd.	Front: 14.25'x59'
1411	4008	112 North Conestoga Street	4th wd.	Front: 1084 Sq. Ft.	1411	4059	2843 Amber Street	25th wd.	Front: 12'x49'
1411	4009	650 North Sickels Street	4th wd.	Front: 728 Sq. Ft.	1411	4060	2832-2834 Coral Street	25th wd.	Front: 36'8"x50'
1411	4010	5432 Stewart Street aka Merion Avenue	4th wd.	Front: 1338 Sq. Ft.	1411	4061	3114 Ruth Street	25th wd.	Front: 14'1"x47'
1411	4011	5533 West Oxford Street	4th wd.	Front: 948 Sq. Ft.	1411	4062	2512 N Newkirk Street	28th wd.	Front: 14'x50'
1411	4012	5731 Commerce Street	4th wd.	Front: 1110 Sq. Ft.	1411	4063	2754 North Newkirk Street	28th wd.	Front: 15'x52'9"
1411	4013	5734 Filbert Street	4th wd.	Front: 1074 Sq. Ft.	1411	4064	2513 West Dakota Street	28th wd.	Front: 13'11"x43'
1411	4014	1211 North Alden Street	4th wd.	Front: 1296 Sq. Ft.	1411	4065	2710 West Silver Street	28th wd.	Front: 14'x50'
1411	4015	1242 North Alden Street	4th wd.	Front: 1236 Sq. Ft.	1411	4066	2555 West Seltzer Street	28th wd.	Front: 16'3/4"x42'
1411	4016	1510 North Frazier Street	4th wd.	Front: 956 Sq. Ft.	1411	4067	2439 N 30th Street	28th wd.	Front: 15'6"x65'
1411	4017	26 North 40th Street	6th wd.	Front: 1922 Sq. Ft.	1411	4068	2406 N Napa Street	28th wd.	Front: 14'3"x50'
1411	4018	714 North 43rd Street	6th wd.	Front: 1188 Sq. Ft.	1411	4069	2436 N. Douglas Street	28th wd.	Front: 15'1-1/2"x50'
1411	4019	4244 Lancaster Avenue	3rd wd.	Front: 1653 Sq. Ft.	1411	4070	3043 West Gordon Street	28th wd.	Front: 14'10.25"x58'
1411	4020	4604 Lancaster Avenue	6th wd.	Front: 15'4-1/4"x99'6"	1411	4071	3022 West Lehigh Avenue	28th wd.	Front: 16'x76'
1411	4021	445 East Elkhart Street	7th wd.	Front: 13.08'x48'	1411	4072	2105 Seybert Street	29th wd.	Irregular
1411	4022	2850 N. Lee Street	7th wd.	Front: 13'x48'6"	1411	4073	2123 Seybert Street	47th wd.	Front: 15'11-1/2"x60'
1411	4023	3112 Hartville Street	7th wd.	Front: 15'x44'6"	1411	4074	2354 Turner Street	29th wd.	Front: 14.25'x57'
1411	4024	3421 Arbor Street	7th wd.	Front: 14'4"x66'	1411	4075	1402 North Newkirk Street	29th wd.	Front: 14'x50'
1411	4025	6539 N. Lambert St.	10th wd.	Front: 15'6"x78'	1411	4076	1321 North Dover Street	29th wd.	Front: 14'x50'3"
1411	4026	1937 West 67th Avenue	10th wd.	Front: 15'x94'10-1/2"	1411	4077	2053 Martha Street	31st wd.	Front: 12.75'x45'
1411	4027	3036 North 16th Street	11th wd.	Front: 15'x64'8"	1411	4078	1831 E. Sergeant Street	31st wd.	Front: 16'x91'6"
1411	4028	3101 North Bancroft Street	11th wd.	Front: 15'x54'	1411	4079	1543 Page Street	32nd wd.	Front: 14'x58'
1411	4029	2746 North Garnet Street	11th wd.	Front: 15'x52'6"	1411	4080	2135 North 20th Street	32nd wd.	Front: 20'x86'5"
1411	4030	2827 North Croskey Street	11th wd.	Front: 14'7"x82'	1411	4081	2028 North 20th Street	32nd wd.	Front: 16'2"x80'
1411	4031	2901 North Bonsall Street	11th wd.	Front: 16'x45'	1411	4082	2013 North Woodstock Street	32nd wd.	Front: 15'x56'
1411	4032	2950 Judson Street	11th wd.	Front: 16'x46'	1411	4083	1855 Taylor Street	32nd wd.	Front: 14'x46'9-1/2"
1411	4033	2721 North 24th Street	11th wd.	Front: 14'6"x60'7-1/2"	1411	4084	3011 Euclid Avenue	32nd wd.	Front: 14'2"x57'
1411	4034	745 Locust Avenue	5th wd.	Front: 14'9-1/4"x79'	1411	4085	2849 Ridge Avenue	32nd wd.	Irregular
1411	4035	5539 Bloyd Street	12th wd.	Front: 14'x91.43'	1411	4086	3235 Page Street	32nd wd.	Front: 14.91'x63.75'
1411	4036	3817 North 18th Street	13th wd.	Front: 15'2"x80'	1411	4087	2934 Cecil B Moore Avenue	32nd wd.	Front: 16'x70'
1411	4037	6751 North 13th Street, Unit 4E	61st wd.	Front: N/A			a/k/a 2934 W Columbia Avenue		
1411	4038	1653 West Bristol Street	13th wd.	Front: 14'9"x66'	1411	4088	3038 Clifford Street	32nd wd.	Front: 15'x72'7-1/2"
1411	4039	2449 N. Chadwick Street	16th wd.	Front: 14'x49'	1411	4089	3138 Clifford Street	32nd wd.	Front: 16.16'x90'
1411	4040	1614 West Lehigh Avenue	16th wd.	Front: 15'4-1/2"x70'	1411	4090	604 East Cornwall Street	33rd wd.	Front: 15'x49.50'
1411	4041	1724 Belfield Avenue	17th wd.	Front: 16'x107'6"	1411	4091	821 E. Russell Street	33rd wd.	Front: 15'x60'
1411	4042	1954 Sparks Street	17th wd.	Front: 15'x98'	1411	4092	3201 Potter Street	33rd wd.	Irregular
1411	4043	5732 Virginian Road	17th wd.	Front: 16'x102'	1411	4093	329 N Robinson Street	34th wd.	Front: 15'x66'6"
1411	4044	6315 Limekiln Pike	17th wd.	Irregular	1411	4094	156 North Robinson Street	34th wd.	Front: 14'16"x65'
1411	4045	6334 Limekiln Pike	17th wd.	Front: 15'x100'	1411	4095	64 North 62nd Street	34th wd.	Front: 16.32'x78'
1411	4046	928 West Susquehanna Avenue	20th wd.	Front: 15'x66'	1411	4096	60 North Hirst Street	34th wd.	Front: 14'3"x64'
1411	4047	4562 Tackawanna Street	23rd wd.	Front: 15'4-1/2"x76'6-3/4"	1411	4097	5917 West Girard Street	34th wd.	Front: 22'6"x90'
1411	4048	4557 Ditman Street	23rd wd.	Front: 13'8-1/4"x96'6"	1411	4098	6127 Lebanon Avenue	34th wd.	Irregular
1411	4049	1414 Church Street	23rd wd.	Front: 16'6"x68'	1411	4099	1455 North 60th Street	34th wd.	Front: 15'x90'
1411	4050	3226 Wallace Street	24th wd.	Front: 16'4"x86'	1411	4100	1303 North 61st Street	34th wd.	Front: 16'x71'
1411	4051	725 North 38th Street	24th wd.	Front: 15'x88'					

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.

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, November 18, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1411	4101	1506 North 61st Street	34th wd.	Front: 19.5'x98'	1411	4152	1608 Ivy Hill Road	50th wd.	Irregular
1411	4102	324-26 North Gross Street	34th wd.	Front: N/A	1411	4153	8130 Fayette Street	50th wd.	Front: 17'11"x90"
1411	4103	344 N Gross Street	34th wd.	Front: 14'x60'	1411	4154	1015 South 53rd Street	51st wd.	Front: 16'x72'
1411	4104	2645 Oakford Street	36th wd.	Front: 14'x65'	1411	4155	5233 Reinhard Street	40th wd.	Front: 15'x62.65'
1411	4105	2238 Wilder Street	36th wd.	Front: 14'x50'	1411	4156	1731 S. Ruby Street	51st wd.	Front: 16'x60'
1411	4106	1150 South Sydenham Street	36th wd.	Irregular	1411	4157	5641 Litchfield Street	51st wd.	Front: 16'x56'6"
1411	4107	1446 South Mole Street	36th wd.	Front: 14'x50'	1411	4158	1444 South Allison Street	51st wd.	Front: 15'8"x60"
1411	4108	1718 Federal Street	36th wd.	Irregular	1411	4159	5443 Regent Street	51st wd.	Front: 15'x60'
1411	4109	1014 West Colona Street	37th wd.	Front: 15'x76'	1411	4160	1715 South Yewdall Street	51st wd.	Front: 15'x58'
1411	4110	2816 North 11th Street	37th wd.	Front: 16'x94'	1411	4161	6751 North 13th Street, Unit 4A	61st wd.	Irregular
1411	4111	904 West Sterner Street	37th wd.	Front: 14'3"x50"	1411	4162	1708 North Peach Street	52nd wd.	Front: 16'3"x75'
1411	4112	2843 North Taylor Street	38th wd.	Front: 14'4"x46'6-1/4"	1411	4163	5445 Wyndale Avenue	52nd wd.	Front: 25'x125'
1411	4113	3123 N Taylor Street	38th wd.	Front: 15'x90'	1411	4164	1555 Stevens Street	54th wd.	Front: 18'3"x63'9"
1411	4114	3123 North Stillman Street	38th wd.	Front: 14'x45'9"	1411	4165	7016 Horrocks Street	54th wd.	Front: 18.12'x78.65'
1411	4115	6751 North 13th Street, Unit 4C	61st wd.	Irregular	1411	4166	6818 Eastwood Street	54th wd.	Front: 18'1/2"x77'1"
1411	4116	3125 North Marston Street	38th wd.	Front: 14'6"x42'	1411	4167	1612 Afton Street	56th wd.	Front: 29'1/2"x80'
1411	4117	3113 North Pennock Street	38th wd.	Front: 14.50'x42'	1411	4168	2321 Arthur Street	56th wd.	Front: 57'2"x107'6"
1411	4118	3110 North Napa Street	38th wd.	Irregular	1411	4169	2878 Walnut Hill Street, Lot #11	57th wd.	Front: 26.69'x100'
1411	4119	1920 S. Redfield Street	40th wd.	Front: 14'x63'6"	1411	4170	9111 Revere Street	57th wd.	Front: 25'x80'
1411	4120	5965 Chester Avenue	40th wd.	Front: 15.25'x95'	1411	4171	3009 Tremont Street	57th wd.	Front: 16.35'x122.67'
1411	4121	2007 S Avondale Street	40th wd.	Front: 14'x50'	1411	4172	6751 North 13th Street, Unit 2E	61st wd.	Irregular Lot
1411	4122	6076 Regent Street	40th wd.	Front: 16'x58'6"	1411	4173	38 East Pastrouis Street	59th wd.	Irregular
1411	4123	6310 Regent Street	40th wd.	Front: 15'x60'	1411	4174	143 East Washington Lane	59th wd.	Front: 23.92'x110'
1411	4124	2430 South Frazier Street	40th wd.	Front: 18'4"x60'9"	1411	4175	6208 Chew Avenue	59th wd.	Front: 15'x92'1-1/4"
1411	4125	2129 Gould Street	40th wd.	Front: 14'x50'			a/k/a 6208 Chew Street		
1411	4126	6538 Regent Street	40th wd.	Front: 14'3"x65'9"	1411	4176	69 West Washington Lane	59th wd.	Front: 21'x93'7/8"
1411	4127	6704 Linmore Avenue	40th wd.	Front: 16'x53'	1411	4177	38 South 48th Street	60th wd.	Front: 15'x77'
1411	4128	2103 South 71st Street	40th wd.	Front: 16'x80'	1411	4178	5049 Ludlow Street	46th wd.	Front: 18'10"x96'4"
1411	4129	7017 Upland Street	40th wd.	Front: 25'x100'	1411	4179	5246 Delancey Street	60th wd.	Front: 15'x59'6"
1411	4130	7018 Upland Street	40th wd.	Front: 18'8"x90"	1411	4180	5357 Delancey Street	60th wd.	Front: 15'x58'
1411	4131	115 West Ruscomb Street	42nd wd.	Front: 14.92'x70'	1411	4181	5539 Chancellor Street	60th wd.	Front: 16'x67'
1411	4132	3961 North 8th Street	43rd wd.	Front: 15'x70'6"	1411	4182	5518 Delancey Street	60th wd.	Front: 15'8"x62'
1411	4133	5315-27 Market Street	44th wd.	Irregular	1411	4183	5738 Addison Street	60th wd.	Front: 19'x63'6"
1411	4134	4646 Aspen Street	44th wd.	Front: 15'x74.32'	1411	4184	5009 Jackson Street	62nd wd.	Front: 15'x65'
1411	4135	5128 Reno Street	44th wd.	Front: 14'x46'10-7/8"	1411	4185	7835 Brous Avenue	64th wd.	Front: 28'2"x119'
1411	4136	344 North Wilton Street	44th wd.	Front: 16'x73'	1411	4186	4333 Shelmire Avenue	65th wd.	Front: 16.41'x78.15'
1411	4137	5311 Parrish Street	44th wd.	Front: 15.19'x64'	1411	4187	8022 Ditman Street	65th wd.	Front: 30'5-1/2"x Irregular
1411	4138	4918 Hoopes Street	44th wd.	Front: 14'x67.21'			a/k/a 8022-24 Ditman Street		
1411	4139	5310 West Girard Avenue	44th wd.	Front: 16'x63'	1411	4188	4219 Fairdale Road	66th wd.	Irregular
1411	4140	5117 W. Girard Avenue	44th wd.	Irregular	1411	4189	12219 Sweet Briar Road	66th wd.	Irregular
1411	4141	5140 West Stiles Street	44th wd.	Front: 16'x90'	1411	4190	6070 Ridge Avenue	21st wd.	Irregular
1411	4142	5143 W. Stiles Street	44th wd.	Front: 14.62'x100'	1411	4191	1612 North 20th Street	47th wd.	Irregular
1411	4143	867 North 50th Street	44th wd.	Front: 15'x68.17'	1411	4192	2148 Ellsworth Street	36th wd.	Front: 16.00'x65.00'
1411	4144	950 Farson Street	44th wd.	Front: 14'x74'	1411	4193	4363 Frankford Avenue	23rd wd.	Irregular
1411	4145	542 North Paxon Street	44th wd.	Front: 14'x56'6"	1411	4194	4646R Naples Street	23rd wd.	Irregular
1411	4146	3224 Frankford Avenue	45th wd.	Front: 25'x97'9-1/2"	1411	4195	2034 North Randolph Street	18th wd.	Irregular
1411	4147	638 S. Conestoga Street	46th wd.	Front: 15'x80'	1411	4196	1915 Pear Street	23rd wd.	Front: 20'x95'
1411	4148	930 South Cecil Street	46th wd.	Front: 15'x58'6"	1411	4197	1201-03 South 5th Street	2nd wd.	Front: 34'1"x68'
1411	4149	1939 South Hemberger Street	48th wd.	Front: 14'2"x54'	1411	4198	3600 Conshohocken Avenue, Unit #2101	52nd wd.	Irregular
1411	4150	5036 North 7th Street	49th wd.	Front: 15'x71.87'	1411	4199	9945-9949 Norwalk Road, Unit #12-A	58th wd.	Irregular
1411	4151	4959 North Warnock Street	49th wd.	Front: 16'x70'3/8"					

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.