

SPECIAL COMMISSIONER'S AUCTION

SAT., DEC. 6th, 2025 – 11:00 AM

2 STORY (5 BEDROOM/2 BATH) HOME ON 5.7 (+-) OPEN & WOODED ACRES WITH DET. GARAGE
68 PEARL LN.- TROUTDALE, VA 24378
OPEN HOUSE: SUN., NOV. 16TH, 2025
2PM UNTIL 4PM



Pursuant to the provisions of the Decree of Sale entered by the Circuit Court of Grayson County, VA on Oct. 17, 2022. Case No. 22-157 in the case of Phillip D. Duvall, William H. Ball, Jr., Jeffrey S. Ball, Ronald D. Ball and Donald L. Ball v. Michael W. Ball the undersigned Special Commissioner will offer for sale at public auction to the highest bidder on the premises on Saturday, Dec. 6th, 2025, at 11:00 am the following property:

This 2-story brick & vinyl sided home boasts over 2,400 sq. ft. of living area including a living room, kitchen w/pantry, dining, 5 bedrooms and 2 baths. Hardwood floors in most of main level, metal roof, monitor/baseboard heat, public water & private septic. Home sits on 5.7 (+-) open & wooded acres with a large wrap around deck, conc. driveway, fruit trees and a stocked fish pond. Also on property is a metal detached garage w/elec.

Sale Subject to the Confirmation of the Circuit Court of Grayson County, Va.

Kimberly Osborne, Special Commissioner.

I hereby certify that the Special Commissioner's bond required by the above-mentioned order has been duly executed before me with approved surety on October 17, 2022. Renee H. Nester, Clerk of Circuit Court of Grayson County, VA.

Terms: \$4,000 earnest money deposit day of auction, balance within 30 days at closing.

Inspection: Open House: Sun., Nov. 16th – 2pm until 4pm or call our office anytime.

Directions: From Volney int. of Rt.#58 & Rt.#16 (At Corner Market Café), go N. on Rt.# 16 for 7.1 mi. to Pearl Ln., turn R & driveway splits - stay left

DAWN AUCTION CO.

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