

SPECIAL COMMISSIONER'S AUCTION

SAT., DEC. 6th 2025 – 11 AM

68 Pearl Ln. – Troutdale, VA 24378



2 STORY (5 BEDROOM/2 BATH) HOME ON 5.7 (+/-)
OPEN & WOODED ACRES WITH DET. GARAGE

OPEN HOUSE: SUN., NOV. 16th, 2025 - 2 PM until 4 PM

Sale Subject to the Confirmation of the Circuit Court of Grayson Co., 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.

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 and 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.



DAWN AUCTION CO., INC.

DENNIS WARD 276-733-6633

CHRIS WARD 276-733-9811

MIKE DALTON 276-733-5614

BRIAN HALL 276-237-1419

235 West Stuart Drive
Hillsville, VA 24343
276-728-9181
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Dawn Auction Co.
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Hillsville, Virginia 24343
(276) 728-9181
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_____	PRESORTED
_____	STANDARD
_____	U.S. POSTAGE
_____	PAID
_____	PERMIT NUMBER 25

Return Service Requested

**OPEN HOUSE
SUN., NOV 16, 2025
2 PM UNTIL 4 PM**



**2 STORY (5 BEDROOM/2 BATH) HOME ON 5.7 (+/-) OPEN & WOODED ACRES
WITH DET. GARAGE - 68 Pearl Ln. – Troutdale, VA 24378**



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 & go driveway splits - stay left.

