

Legal Notice as Posted in The Clayton Tribune

SLATER

STATE OF GEORGIA,

RABUN COUNTY

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Deed to Secure Debt and Security Agreement (Future Advances) (Collateral Is or Includes Fixtures) given by **KELVIN SLATER and AMANDA SLATER** (together, the "Grantor"), to AMERIS BANK ("Grantee"), dated August 6, 2021, as recorded in Deed Book A49, Page 463, Rabun County, Georgia records on August 27, 2021 ("Security Deed"), conveying the after-described property to secure payment of a Promissory Note dated August 8, 2021 from SLATER WESTSIDE, LLC (Borrower) to Grantee in the original principal amount of **\$6,261,000.00**, with interest thereon as set forth therein; together with that certain Collateral Assignment of Tenants Interest in Lease dated August 6, 2021,

entered into by and between Grantor,
Grantee and Borrower,
as recorded in Deed Book B49, Page
144, Rabun County, Georgia records
on September 13, 2021, there will be
sold at public outcry to the highest bidder, for cash, before the courthouse
door of Rabun County, Georgia, within
the legal hours of sale on **the first
Tuesday in July 2025, being JULY 1,
2025**, the following described property:

A LEASEHOLD INTEREST IN AND
TO AND ALL IMPROVEMENTS LOCATED ON ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN LAND LOT 105 OF THE FIFTH
LAND DISTRICT OF RABUN COUNTY, GEORGIA, BEING GEORGIA
POWER COMPANY LEASE LOT
2202, AREA 9 OF LAKE BURTON
RECREATIONAL DEVELOPMENT
CONTAINING 2.43 ACRES AS MORE
PARTICULARLY DESCRIBED UPON
THAT CERTAIN PLAT OF SURVEY
PREPARED BY T. LAMAR EDWARDS, GEORGIA REGISTERED
LAND SURVEYOR NO. 1837, DATED
OCTOBER 22, 2008 AND RECORDED IN PLAT RECORDS 60-262,
CLERKS OFFICE, RABUN SUPERIOR COURT. REFERENCE IS HEREBY HAD AND MADE TO
SAID PLAT
OF SURVEY FOR THE PURPOSE

OF INCORPORATING SAME HEREIN FOR A DESCRIPTION OF THE
PROPERTY HEREIN CONVEYED.

THE PROPERTY HEREIN CONVEYED IS SUBJECT TO THAT PORTION OF SAME LYING AND
BEING

WITHIN THE RIGHT-OF-WAY OF
STATE ROAD 197, A PUBLIC ROAD,
AND THE RIGHTS OF OTHERS TO
USE, MAINTAIN AND REPAIR SAME.

SUBJECT TO:

LEASE AGREEMENT BY AND BETWEEN KELVIN SLATER AND
AMANDA SLATER, AS TENANT,
AND GEORGIA POWER COMPANY,
AS LANDLORD, DATED JANUARY
17, 2020, RECORDED IN DEED
BOOK A47, PAGE 93, RABUN
COUNTY, GEORGIA RECORDS ON
JANUARY 28, 2020.

The debt secured by said Security
Deed has been and is hereby declared
due because of, among other possible
events of default, failure to pay the indebtedness as and when due and in
the manner provided in the Note and
Security Deed. The Note and Security
Deed remaining in default, this sale will
be made for the purpose of paying the
same and all expenses of this sale, as

provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters

which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, redemption periods

and all matters of record superior to the Security Deed first set out above.

Notice is hereby given that the property is also subject to that certain Federal Tax Lien dated June 24, 2024, as recorded in Deed Book LBK59, Page 387, Rabun County, Georgia records on July 2, 2024. Notice of this nonjudicial foreclosure sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. § 7425 (c)(1).

In addition, this sale is subject to any and all rights of redemption held by the Internal Revenue Service and the Small Business Administration, under applicable federal law.

Ameris Bank is the holder of the

Note and Security Deed to the property. In accordance with O.C.G.A. § 44-14-162.2, the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

Ameris Bank,
304 Tribble Gap Road, Suite 200,
Cumming, GA 30040;
(404) 814-8028.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Kelvin Slater and Amanda Slater, or a tenant or tenants thereof, and said property is more commonly known as 4242 HIGHWAY 197, CLARKESVILLE, GA 30523.

This sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

AMERIS BANK,
as attorney in fact for
KELVIN SLATER and AMANDA
SLATER
WILSON LAW, LLC
Attn: A. Christian Wilson, Esq.

5755 North Point Pkwy, Suite 250

Alpharetta, Georgia 30022

(678) 261-7012

chris.wilson@wilsonatllaw.com

THIS LAW FIRM IS ACTING AS A

DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT.

ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE.