NOTICE OF PUBLIC HEARING
Pursuant to Title 17 M.R.S. §§ 2851-2859 (Dangerous Buildings)

Property Location: 259 Hardscrabble Road, Limington, Maine **PARCEL ID:** R13-40

Owner: BRIANNA L. COTE
444 Notch Road
Hiram, ME 04041

Mortgagee: Federal Home Loan Mortgage Corporation,
as Trustee for the Benefit of Freddie Mac
Seasoned Loans Structured Transaction Trust, Series 2019-3
8200 Jones Branch Drive
McLean, VA 22101

To: BRIANNA L. COTE, and all other persons and entities having an interest in the premises situated at 259 Hardscrabble Road in Limington, Maine, a parcel of land with a building or structure located thereon, described as Lot 40 on Tax Map R13, a copy of which is on file at the Limington Town Office, 425 Sokokis Avenue, Limington, Maine, and more particularly described in the deed from Shawn M. Cote, dated August 3, 2020 and recorded in the York County Registry of Deeds at Book 18330, Page 442 (hereinafter, the "Property").

You are hereby notified that the Select Board of the Town of Limington, Maine will hold a Public Hearing on **Thursday, November 16, 2023 at 7:00 p.m.** at the Town Office located at 425 Sokokis Avenue, Limington, Maine 04049. The purpose of this public hearing is to hear all persons interested in the condition of the Property, and herein described, which is alleged to be a nuisance and dangerous building within the meaning of 17 M.R.S. § 2851.

At such hearing, the Select Board will consider whether they will adjudge said Property, including the buildings thereon, or any part thereof, to be a nuisance or dangerous; and if so adjudged, will record an Order prescribing what disposal shall be made thereof, including, but not limited to, the demolition and removal of the building/structure found to be in violation.

If any such Order of the Select Board is issued and is not timely complied with and no appeal is taken, the Select Board may undertake to abate or remove any such dangerous condition or nuisance as above referenced that is found to exist, at municipal expense, which may include the demolition and removal of all buildings located on the Property, and recover all such expenses, including reasonable attorney's fees, by means of a special tax or civil action against the owner thereof as provided by statute.

It is hereby ordered that copies of this Notice be served upon the persons above-named as required by law and, pursuant to 17 M.R.S. § 2857, that an attested copy be recorded in the York County Registry of Deeds.

DATED: October 17, 2023

SELECT BOARD of the Town of Limington, Maine.

Stanley Hackett, Chair

Michael Barden III