



PROPERTY INFORMATION PACKAGE #25-2171

Mortgagee's Foreclosure AUCTION

**1,645+/- SF, 2-BEDROOM, 2.5-BATH NEWLY BUILT
LUXURY PENTHOUSE IN PRIME LOCATION**

238 WEBSTER ST. UNIT P6, E. BOSTON, MA

Tuesday, December 2 at 2:00 pm On-site

MA Auc. Lic. #111



AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

MORTGAGEE'S SALE OF REAL ESTATE

238 Webster Street, Unit 6, East Boston, MA 02128

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 238 Webster Street LLC to RFB F4 NB, LLC dated August 1, 2024 and recorded with the Suffolk County Registry of Deeds, Book 70458, Page 306, as assigned to RF Boston LLC via instrument recorded in said registry in Book 71073, Page 97, as assigned to RFB F4 NB, LLC via instrument recorded in said registry in Book 71992, Page 316, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **2:00 p.m. on the 2nd day of December, 2025** on the premises, all and singular the land described in said mortgage,

To wit:

A certain condominium unit situated in East Boston, Suffolk County and Commonwealth of Massachusetts, described as follows:

Unit No. 6 of the 238 Webster Street Condominium created by Master Deed dated March 30, 2023 and recorded in the Suffolk County Registry of Deeds on April 4, 2023 in Book 68850, Page 261 and as shown on the plans recorded in said Registry of Deeds in Plan Book 2023, Page 135.

The Unit is shown on a plan recorded with said Registry of Deeds in Plan Book 2023, Page 135 to which is affixed a verified statement in the form provided by G.L. Chapter 183A § 9.

Together with (a) a 25.27% undivided interest in both the Common Areas and Facilities of the Condominium and the Organization of Unit Owners through which the Condominium is managed and regulated, (b) the exclusive right and easement to use the parking spaces numbered 6 and 7 as shown on the Condominium Site Plan and designated for the exclusive use of the Unit, and the exclusive right and easement to use the Level Four Lower Rear Deck and Upper Roof Deck above the Unit as designated on the Floor Plans, and (c) subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed and any other document governing the operation of the Condominium including the Declaration of Trust recorded in said Deeds in Book 68850 Page 277 establishing the Organization of Unit Owners, the By-Laws and the administrative Rules and Regulations adopted pursuant thereto and an incorporated therein.

Each of the units in the Condominium is intended for residential purposes only as set forth in the Master Deed.

Meaning and intending to describe a portion of the premises conveyed to mortgagor by deed recorded in the Suffolk County Registry of Deeds in Book 64490, Page 288.

For Reference Only: Assessor's Parcel ID 0104695012

Said premises will be sold subject to any and all restrictions, easements, and existing encumbrances of record prior to the mortgage, if any there be, insofar as the same are still in force and applicable to the premises, and to all taxes, tax liens, municipal betterments and assessments, if any.

Terms of Sale:

Fifty Thousand Dollars (\$50,000) down payment in cash, certified check, or bank check at time and place of sale. Successful bidder must increase deposit to ten percent (10%) of purchase price within two business days of auction date. Balance of purchase price payable within thirty (30) days of auction date. A mortgagee's deed in the usual form, without covenants or warranty, will be delivered on receipt of the full balance of the purchase price. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the above terms at the auction sale. In the event of error in this publication, the description of the premises contained in said mortgage shall control.

Other terms to be announced at the sale.

RFB F4 NB, LLC, holder of said mortgage,
By its Attorneys,
Daniel E. Burgoyne, Esq.
PARTRIDGE SNOW & HAHN, LLP
40 Westminister Street, Suite 1100
Providence, RI 02903
(401) 861-8254
dburgoyne@psh.com

Publish: The Boston Herald
November 10, 17, and 24, 2025

4921-3027-2629

Assessing On-Line

[« New search](#)
[Map](#)

Parcel ID:	0104695012
Address:	238 WEBSTER ST # 6 BOSTON MA 02128
Property Type:	Residential Condo Unit
Classification Code:	0102 (Residential Property / RESIDENTIAL CONDO)
Lot Size:	0 sq ft
Living Area:	1,645 sq ft
Year Built:	1844
Owner on Wednesday, January 1, 2025:	238 WEBSTER STREET LLC
Owner's Mailing Address:	175 MILTON ST C/O 238 WEBSTER STREET LLC DORCHESTER CENTER MA 02124
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$1,233,600.00
FY2025 Land Value:	\$0.00
FY2025 Total Assessed Value:	\$1,233,600.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$7,142.55
Community Preservation:	\$65.64
Total, First Half:	\$7,208.19

Abatements/Exemptions

Applications for Abatements, Residential Exemptions, and Personal Exemptions for FY2026 will become available for download on Thursday, January 1, 2026

Attributes

CONDO MAIN ATTRIBUTES

<i>Master parcel:</i>	0104695000
<i>Grade:</i>	Average
<i>Exterior Condition:</i>	Excellent
<i>Exterior Finish:</i>	Cement Board
<i>Foundation:</i>	Concrete
<i>Roof Cover:</i>	Rubber Roof
<i>Roof Structure:</i>	Flat

UNIT ATTRIBUTES

<i>Land Use:</i>	102 - RESIDENTIAL CONDO
<i>Orientation:</i>	Through
<i>Corner Unit:</i>	No
<i>Floor:</i>	4
<i>Total Rooms:</i>	4
<i>Bedrooms:</i>	2
<i>Bedroom Type:</i>	Average
<i>Bathrooms:</i>	2
<i>Half Bathrooms:</i>	1

Current Owner/s

238 WEBSTER STREET LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025.

Value History

Fiscal Year	Property Type	Assessed Value *
2025	Residential Condo Unit	\$1,233,600.00

* Actual Billed Assessments

<i>Other Fixtures:</i>	0
<i>Bath Style 1:</i>	Modern
<i>Bath Style 2:</i>	Modern
<i>Bath Style 3:</i>	Modern
<i>Number of Kitchens:</i>	1
<i>Kitchen Type:</i>	One Person
<i>Kitchen Style 1:</i>	Modern
<i>Kitchen Style 2:</i>	
<i>Kitchen Style 3:</i>	
<i>Fireplaces:</i>	0
<i>Penthouse Unit:</i>	False
<i>AC Type:</i>	Central AC
<i>Heat Type:</i>	Forced Hot Air
<i>Year Built:</i>	1844
<i>Interior Condition:</i>	Excellent
<i>Interior Finish:</i>	Normal
<i>View:</i>	Good
<i>Parking Spots:</i>	2
<i>Parking Ownership:</i>	Easement
<i>Parking Type:</i>	Open
<i>Tandem Parking:</i>	N
<i>Complex:</i>	0104695000 - 238 WEBSTER ST
<i>Story Height:</i>	1

OUTBUILDINGS/EXTRA FEATURES

<i>Type:</i>	Aux Laundry
<i>Units:</i>	1
<i>Quality:</i>	AVERAGE
<i>Condition:</i>	Average
<i>Type:</i>	Roof Deck
<i>Size/sqft:</i>	384
<i>Quality:</i>	AVERAGE
<i>Condition:</i>	Average

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2025 and FY2026.

View [approved building permits](#) associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#). For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

LEAD PAINT PROPERTY TRANSFER NOTIFICATION
TO BE SIGNED BY PROSPECTIVE PURCHASER
PRIOR TO SIGNING A FORECLOSURE AUCTION SALE AGREEMENT
AND MEMORANDUM OF TERMS AND CONDITIONS OF SALE FOR
RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978

_____ The Massachusetts Department of Public Health's Notification was provided to the prospective purchaser. The prospective purchaser has read the Notification or has had it read to him/her.

_____ The Auctioneer and/or the mortgagee and/or the attorney representing mortgagee has represented to the prospective purchaser that he/she has provided the prospective purchaser with verbal information on the possible presence of dangerous levels of lead paint, plaster, soil or other materials and the provisions of the Lead Law and Regulations.

_____ The prospective purchaser was verbally informed that because the property is being transferred by means of a foreclosure auction sale, the prospective purchaser may not be able to obtain a lead inspection either prior to executing the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale or prior to paying the balance of proceeds due on the "Closing Date" referred to in the Memorandum of Terms and Conditions of Sale. The prospective purchaser was also verbally informed that prospective purchaser's obligations under the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale are not contingent upon either the availability or results of a lead inspection.

I, _____ have been so informed and notified.

Date: _____

Purchaser

Address: _____

Date: _____

Attorney

Auctioneer



**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



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President**

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