

NOTICE OF SALE  
SUPREME COURT - COUNTY OF BRONX

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff,

Against

PETER J. PATRICK A/K/A PETER PATRICK, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 07/28/2017, I, the undersigned Referee, will sell at public auction, in Room 711 of the Bronx County Courthouse, 851 Grand Concourse, Bronx, NY 10451, on 9/29/2025 at 2:15PM, premises known as 2915 Bruner Avenue, Bronx, New York 10469, and described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York.

Block 4790 Lot 23

The approximate amount of the current Judgment lien is \$866,869.13 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 381295/2013

Leticia Arzu, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 7/29/2025 File Number: 16-300983 CA

SUPREME COURT OF THE STATE OF NEW YORK:  
COUNTY OF BRONX

-----X  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

INDEX NO: 381295/2013

Plaintiff.

-against-

AFFIRMATION OF SERVICE

PETER J. PATRICK A/K/A PETER PATRICK  
CITY OF NEW YORK ENVIRONMENTAL  
CONTROL BOARD, "SHANNON" BARNES

Defendant.  
-----X

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, Ian Berman affirm this <sup>29th</sup> day of August 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Westchester County and that on August 29th, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the following addresses:

Earl Michael Williams, Esq  
LAW OFFICE OF JACQUELINE WARNER  
20 E 3RD ST  
MOUNT VERNON, NY 10550-3989  
*Attorney for Peter J. Patrick a/k/a Peter Patrick*

City of New York Environmental Control Board  
100 Church Street  
New York, New York 10007

"Shannon" Barnes  
2915 Bruner Avenue  
Bronx, New York 10469

Peter Patrick  
2915 Bruner Avenue  
Bronx, New York 10469

Bronx Ex-Parte Office  
851 Grand Concourse Room 103  
Bronx NY 10451

Bronx Motions Support Office  
851 Grand Concourse Room 217  
Bronx NY 10451

Leticia Arzu, Esq  
200 Mamaroneck Ave., Suite 500  
White Plains, New York 10601  
***Court Appointed Referee***

Dated: August 29, 2025



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Ian Berman

**Index No. 381295/2013**

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX**

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JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

**PLAINTIFF,**

**-AGAINST-**

PETER J. PATRICK A/K/A PETER PATRICK  
CITY OF NEW YORK ENVIRONMENTAL  
CONTROL BOARD, "SHANNON" BARNES

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**  
Attorneys for PLAINTIFF  
10 Midland Avenue, Suite 205  
Port Chester, NY 10573  
(914) 636-8900  
(845) 282-7065 facsimile

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