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Appointee says landlord — has laughed at the court order for 2 months

New York

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By Orion Jones



Steve Croman and 208–214 East 25th Street (Getty, Google Maps)

In a ranking of the most frustrating jobs in real estate, being a receiver for Steve Croman (<https://therealdeal.com/tag/steve-croman/>)'s apartment buildings would be right up there.

According to the one appointed for his four contiguous properties at 208–214 East 25th Street, the landlord — whose name in news stories is never far from the word notorious — has continued to collect rent but has not passed it along to her.

Moreover, receiver Haley Greenberg told judge Francis A. Kahn III in an Aug. 18 letter ([https://iapps.courts.state.ny.us/nyscef/ViewDocument?](https://iapps.courts.state.ny.us/nyscef/ViewDocument?docIndex=jt83ceLc_PLUS_naQPfHSerVHA==)

https://iapps.courts.state.ny.us/nyscef/ViewDocument?docIndex=jt83ceLc_PLUS_naQPfHSerVHA==), he hasn't turned over all of his tenants' security deposits or the building's records. She wants Kahn to hold Croman in contempt.

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The judge had appointed the receiver (<https://therealdeal.com/2021/08/17/battle-of-the-baddies-maverick-tries-to-foreclose-on-steve-croman-buildings/>) to the four buildings with 85 rental units in May after Maverick Real Estate Partners (<https://therealdeal.com/tag/maverick-real-estate-partners/>) brought a foreclosure action against Croman one year ago.

Read more

- Croman gets until 2023 to pay final \$2M in tenant restitution
- Steve Croman– inspired bill would block bad landlords from state bank loans (<https://therealdeal.com/2021/12/21/steve-croman-inspired-bill-would-block-bad-landlords-from-state-bank-loans/>)
- Inside Steve Croman's dealings and legal battles post-prison (<https://therealdeal.com/2019/09/19/inside-steve-cromans-dealings-and-legal-battles-post-prison/>)

While the dispute over a \$25 million loan (<https://therealdeal.com/2021/08/17/battle-of-the-baddies-maverick-tries-to-foreclose-on-steve-croman-buildings/>) acquired by Maverick has unfolded in court (<https://iapps.courts.state.ny.us/nyscef/DocumentList?docketId=9ywAi5JwqQiotkiHNvbPWQ=&PageNum=1&narrow=>) , past tenants have been left to

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One of the tenants, who asked to remain anonymous, said her bank accounts became overdrawn one month when the receiver and the property manager, Centennial Properties NY, both debited her accounts. Centennial has since returned the payment, the tenant said.

Centennial sent notices to other tenants asking for rent even after the receiver was appointed, court filings show. “Your client is ignoring court orders and improperly threatening tenants,” Greenberg wrote in June to one of Croman’s attorneys.

In another message, the receiver said, “Your client has now laughed at the court order for almost two months.”

Representatives for Croman, who was banned from managing his real estate portfolio after pleading guilty to a felony (<https://therealdeal.com/2017/06/06/steve-croman-pleads-guilty-will-serve-1-year-in-state-prison/>) in 2017, disputed the receiver’s claims.

“Our client has never been in contempt of any court order,” said attorney Terrence Oved, who accused a Maverick Real Estate Partners affiliate of putting the receiver up to the contempt request.

An attorney for Maverick declined to comment.

Contact Orion Jones