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Steve Croman hit with four more foreclosure suits from the Lower East Side to Harlem

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Steve Croman may yet again be on the verge of losing another crop of properties.

Investor Dalan Real Estate has accused the embattled landlord of defaulting on four mortgages for nine Manhattan rental buildings stretching from Harlem to the Lower East Side. The firm is asking a judge to greenlight the sales of those sites through foreclosures, according to new lawsuits.

Dalan, a chief antagonist of Croman's that has recently moved to foreclose on several of his properties, [including his own Upper East Side home](#), alleges the latest process started when Croman missed his loan payments for the buildings in February, according to the suits filed Friday in Manhattan state Supreme Court.

The nine buildings are prewar properties containing a total of 128 apartments, some of them rent-stabilized. Axos Bank initially lent them \$43.4 million in mortgages between 2019 and 2021, and Dalan snapped up the loans in 2024, based on the suits.

Croman, who infamously went to prison in a mortgage fraud case roughly a decade ago, has not yet filed a response to the suit. And a phone message left for him at the Midtown office of his management company, Centennial Properties, was not immediately returned.

But the salvo of suits adds to [a cascade of foreclosures](#) and other court fights for the landlord, including one with his father, Edward, over alleged mismanagement of the family's real estate portfolio.

The properties enmeshed in the current suits include 326-338 E. 100th St., a quartet of 6-story elevator buildings with 92 apartments between First and Second avenues in Harlem. Croman paid \$12.2 million for them in 2009 and refinanced them with an Axos loan for \$34.4 million in 2019, according to the city register. The buildings included at least some rent-stabilized units as of last year, state housing records show.

Owners of stabilized buildings argue that recent pro-tenant reforms have made it [almost impossible for them](#) to profit from such properties the way they used to through methods like renovating units and passing along the costs in the form of increased rents.

Two other properties that Croman refinanced with the same mortgage have also been swept up in the current suits: 151 and [153 Rivington St.](#), a pair of 3-story mixed-use Lower East Side buildings with restaurants on their ground floors and a total of five apartments upstairs.

The other buildings in the current cases are 179 Essex St., a mixed-used Lower East Side property near East Houston St.; 2154 Second Ave., a similar Harlem property near East 111th Street; and 102 E. Seventh St., an East Village property, filings show.

Dalan, whose chief executive officer is Daniel Wrublin, has at least 11 foreclosure cases in the works against Croman, based on a count of filings where the plaintiff is NYC Multifamily Portfolio, a shell company Dalan used to acquire the debt on Croman-controlled sites.

A phone message left at Dalan's Chelsea office was not returned by press time. And Kelly Schneid, the lawyer with Moritt Hock & Hamroff who submitted the suits, also did not immediately reply to a request for comment.