

## Stewart – Massachusetts Mid-Week Update – July 1, 2020

Dear Stewart Partners,

It's Wednesday, and time for the mid-Week update. As we head into the July 4<sup>th</sup> weekend, we want to wish you a happy and safe holiday. Stewart's underwriting counsel will be available on both Friday, July 3<sup>rd</sup> and Monday, July 6<sup>th</sup> to assist with your underwriting needs. If your "go-to" underwriter isn't available, just email [massuwing@stewart.com](mailto:massuwing@stewart.com) and your email will be directed to an available counsel. As you know, some registries are closed on Friday and not accepting any recordings or filings and may also be operating with limited staff on Monday. If you have closings scheduled be sure to check out our Registry of Deeds update for the various operating schedules at all the registries of deeds.

As most registries have settled into a predictable routine and are accepting recordings and filings, we will no longer be circulating a weekly Registry Update after this week. Of course, if there is a significant change or information which may impact the recording of documents, we will be sure to communicate that with you.

In this week's email, we wanted to highlight for you the Supreme Judicial Court's updated order relative to court operations during the ongoing pandemic, along with a phishing scam that is targeting LogMeIn users. Last, but definitely not least, we wanted to make you aware of the amount of cybercams that have occurred since the beginning of the COVID-19 pandemic. As we head into the holiday weekend, it is important to be extra vigilant as wire misdirection scams and wire fraud tend to peak on days before a long weekend, when the pressure to close is on, staffing may be short, and standard operating procedures may be skipped.

- *Supreme Judicial Court UPDATED Order*

Last week, the SJC issued an updated order regarding court operations during the ongoing COVID-19 pandemic. The order is effective as of today, July 1, 2020. Included in the order is a provision that involves the physical reopening of all courts, as well as the registries of deeds, registers of probate and court clerk's offices on **July 13**. Additionally, the court announced that any statute of limitation or other deadlines tolled by previous orders will not be renewed beyond June 30. As a reminder, the tolling ordered by the SJC affects when liens and other matters expire and, therefore, may impact the title to real estate. You can view the key provisions of the order at this link: <https://www.mass.gov/doc/summary-of-key-provisions-in-supreme-judicial-courts-july-1-2020-covid-19-order/download>. The complete SJC order can be viewed here: <https://www.mass.gov/supreme-judicial-court-rules/supreme-judicial-court-third-updated-order-regarding-court-operations>

- *Phishing Scam ALERT with LogMeIn*

LogMeIn is a popular program used by many to access office computers from home and has gained popularity in this time of remote working. It's also used by many IT professionals to gain access to client computers to troubleshoot issues a user may be having. Unfortunately, with popularity, comes risk. Cybercriminals are impersonating LogMeIn in a new phishing attack. The phishing email claims that you need to click a link in the email to download an "urgent security update." If you click this link, it takes you to a phony login page for LogMeIn. If you enter your credentials on this look-alike page, the information will be sent straight to the bad guys. If the

cybercriminal is successful, they could gain access to countless machines within your organization's network. Stay safe by following these tips:

- Never click on a link within an email that you weren't expecting
- If you are prompted to update any software on your work device, reach out to your administrator or IT department so they can check that the update is legitimate and safe
- When an email asks you to log in to an account or online service, log in to your account through your browser – not by clicking the link in the email. That way, you can ensure you're logging into the real website and not a phony look-alike.

- *COVID-19 Scams Total More than \$35 Million*

The Federal Trade Commission has received 50,000 reports of COVID-19 scams totaling more than \$35 million. Of that amount about 3% relate to mortgage lending. Many of the scams are targeted at vulnerable homeowners seeking forbearance. To read the full article, follow this link: <https://themreport.com/daily-dose/06-18-2020/covid-19-scams-total-more-than-35m>

- *Stewart Underwriting Upcoming Webinars*

We've got two upcoming webinars:

- No Stress Distressed Properties on **August 5, 2020 at 10 AM**
- Probate Perils and Perfecting Title on **September 16, 2020 at 10 AM**

To register follow this link:

<https://www.stewart.com/content/dam/stewart/Microsites/massachusetts/pdfs/Summer-2020-Series-Invitation-Form-6-17.pdf>

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