

Stewart – Massachusetts Mid-Week Update – September 23, 2020

Dear Stewart Partners,

As we head into the cooler months and as students head back to in-person learning, many of us are carefully watching infection rates of COVID in our communities and taking care to stay well. As always, we hope that you, your families, and colleagues stay healthy and safe, while we navigate the fall and winter with the virus.

In this week's update we wanted to share with you a recent interview published by Inman with Fred Eppinger, Stewart's CEO. As some of you may know, Fred is a Massachusetts local, having grown up in Spencer and attended college in Worcester. Below, you will also find a link to a recently issued bulletin relating to tax titles. If you want a deeper dive into understanding tax titles and property tax lien issues, join us for our first webinar in our Fall Education Series. Registration information is below. Lastly, we've included the most recent Supreme Judicial Court's order regarding operations.

- *CEO, Fred Eppinger's interview with Inman*

Fred discusses how Stewart is reframing for the future and talks about his vision for the company. To read the article follow this link: <https://www.inman.com/2020/09/14/stewart-title-reframes-for-the-future/>

- *MA-2020008 – Underwriting Bulletin: Tax Takings, Certificates of Tax Payment and Complaints to Foreclose Tax Titles*

In August, the Supreme Judicial Court issued its decision in Tallage Lincoln, LLC v. Williams. We wrote about that decision in our 8/27/2020 Mid-Week update (scroll down and you'll find it!). As we mentioned, the decision contains an appendix which provides a comprehensive review of the tax collection and tax title process. As a reminder to all our agents, we've published this bulletin to lay out the title requirements in several distinct scenarios involving tax liens. To view the bulletin, follow this link:

<https://www.virtualunderwriter.com/en/bulletins/2020-8/ma2020008.html>

- *Stewart's Fall/Winter Education Series – Sign up for a Webinar*

- The Mysteries of Tax Titles Revealed on **October 14, 2020 at 10 AM**

Register: [HERE](#)

- Not So Basic – Policy Basics on **November 10, 2020 at 10 AM**

Register: [HERE](#)

- Claims Chronicles on **December 9, 2020 at 10 AM**

Register: [HERE](#)

If you missed our recent webinar “**Probate Perils and Perfecting Title**” or are interested in other webinars we've hosted this year, check out our local Massachusetts Stewart site to view the recordings. <https://www.stewart.com/content/stewart/stewartcom/en/stg/massachusetts/underwriting-resources/forms-policy-information/covid-19-info-resources.html>

- *Supreme Judicial Court's 4th Order Regarding Operations*

On September 17, 2020 the SJC issued its 4th order updating prior orders regarding the court's operations due to COVID-19. As a reminder, prior SJC Orders provided for tolling of civil statutes of limitations, which may impact liens recorded against real estate. The 4th Order emphasizes the tolling of civil matters in footnote 7. We have also updated our Common Statutes of Limitations Quick Reference Guide and added an alert that if any lien expires AFTER 3/17/2020, an additional **106** days must be added to the time period set forth in the statute to determine the expiration. If you have any questions relative to this, please don't hesitate to speak to an underwriter.

To view the Court's 4th Order, follow this

link: <https://www.stewart.com/content/dam/stewart/Microsites/massachusetts/pdfs/sjc-4th-order-re-operations-covid.pdf>

To view Stewart's Quick Reference Guide, follow this

link: <https://www.stewart.com/content/dam/stewart/Microsites/massachusetts/pdfs/ma-sol-guide-2020.9.3.pdf>

- *Stewart's Massachusetts COVID-19 Resource Page*

Please view our resource page which contains all the local information relative to underwriting guidance, affidavits, registry closures and frequently asked questions. This site will be updated regularly. To access click **HERE** and make it a favorite on your web-browser. You can also copy the following URL and paste it into your web

browser: <https://www.stewart.com/content/stewart/stewartcom/en/stg/massachusetts/underwriting-resources/forms-policy-information/covid-19-info-resources.html>



200 5th Avenue, Suite 301, Waltham, MA 02451

Phone: 800-628-2988 Fax: 781-697-3336

Monarch Place - 1414 Main Street, Suite 1835,
Springfield, MA 01144

Phone: 413-930-8090 Fax: 978-964-0565

Tiziano Doto, Agency Services Manager - tiziano.doto@stewart.com

Jutta R. Deeney, VP, State Counsel - jutta.deeney@stewart.com

Shannon Coleman, Underwriting Counsel - scoleman@stewart.com

Christine Provost, Associate Senior Underwriting Counsel - christine.provost@stewart.com

Tracie Kester, Underwriting Counsel - tracie.kester@stewart.com

Paula M. Cuculo, Underwriting Counsel - paula.cucoulo@stewart.com

General MA Underwriting Mailbox - massuwing@stewart.com

Tracy Hawkins, Agency Sales Representative Sr. - tracy.hawkins@stewart.com

Rita Kelly-Parsley, Agency Sales Representative Sr. - rita.kelly-parsley@stewart.com

Tom Potito, Agency Sales Representative Sr. - tom.potito@stewart.com

Mary Blomerth, Agency Sales Representative Sr. - mary.blomerth@stewart.com

Lyslie A. DeMeo, Agency Sales Representative, Sr. - ldemeo@stewart.com