

# WFG Underwriting Bulletin



To: All Texas Policy Issuing Agents of WFG National Title Insurance Company

From: WFG Underwriting Department

Date: April 3, 2020

Bulletin No.: TX 2020-05

Subject: Texas Supreme Court Emergency Orders and Suspension of Deadlines and Statute of Limitations; COVID-19

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This Bulletin Supplements WFG Bulletin NB 2020-06: Suspended Statutes of Limitations and Filing Periods; COVID-19.

On March 13, 2020, the Texas Supreme Court and the Texas Court of Criminal Appeals issued their First Emergency Order Regarding the COVID-19 State of Disaster, available [HERE](#). The Texas Supreme Court issued its Eighth Emergency Order on April 1, 2020, which amended paragraph 3 of the First Emergency Order, available [HERE](#). Together, the Emergency Orders:

1. Suspend “all deadlines and procedures, whether prescribed by statute, rule, or order” in civil or criminal case for 30 days until after Governor Abbott’s state of disaster has been lifted; and
2. Extend the statute of limitations for filing and service in any civil case until June 1, 2020. The Eighth Emergency Order does not change the deadlines for filing an appeal or other appellate proceedings. However, it does direct appellate courts to “generously grant” requests for relief from such deadlines.

The First Emergency Order is effective as of March 13, 2020 and expires May 8, 2020, and both Emergency Orders may be extended by the Chief Justice of the Supreme Court.

For underwriting and property search purposes, you may not rely on the expiration of any court deadlines (e.g., expiration of time to file an appeal) or statutes of limitations (e.g., time-barring a deed of trust or abstract of judgment lien) occurring on or after March 13, 2020 through June 1, 2020 to clear title matters.

The Texas Supreme Court has also issued six additional Emergency Orders on issues that do not impact title insurance, including possession schedules in Suits Affecting the Parent–Child Relationship, the location and conduct of court hearings, and residential property eviction proceedings.

Please note that all of these Emergency Orders can be further extended or revised, and the Texas Supreme Court can issue additional Emergency Orders. Accordingly, you should monitor the Supreme Court’s website for any extensions or revisions to these Emergency Orders, available at <https://www.txcourts.gov/supreme>.

Also on March 13, 2020, the federal district court for the Northern District of Texas issued Special Order No. 13-5: Court Operations Under the Exigent Circumstances Created by the COVID-19 Pandemic ("Special Order"), available [HERE](#). The Special Order explicitly suspends and tolls all deadlines, including the statute of limitations, from March 13, 2020 through May 1, 2020. Therefore, you cannot rely upon the expiration of any federal court deadlines or statutes of limitations occurring on or after March 13, 2020 through May 1, 2020.

If you have any questions, please contact Texas underwriting counsel at [SWLegal@wfgnationaltitle.com](mailto:SWLegal@wfgnationaltitle.com)

**NOTE:** The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company's Underwriting Department.

**The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.**