

: Law 19 - Fall 2012



Paralegal Studies Program

Los Angeles
Mission College

Syllabus

Law 19 - Property & Creditor Rights - 3:00 Units

Fall 2012

Spring 2012 - Section 0306

Instructor: [David Jordan, Esq.](#)
Office: Faculty Office #20
Office hours: Wednesdays 4:00 - 5:00 PM, or by appointment.
Phone: 818/364-7720 - cell phone 818-415-2015
Email: abogado@pacbell.net
Moodle Site <http://moodle.lamission.edu>
Textbook: Business Law 11th ed.
Kenneth W. Clarkson, Roger LeRoy Miller, Gaylord A. Jentz, Frank B. Cross
ISBN: ISBN-10: 0324655223 - ISBN-13: 9780324655223

Course Description: Law 19 is a study of the law of personal property and real property including community property, joint tenancy, leases, deeds, contracts, escrows, deeds of trust, a study of the system of recording and search of public documents, a study of bankruptcy laws and forms.

Course Organization: Law 19 is organized into assignments, quizzes, forum discussions, and two final projects, one a Chapter 7 Debtor Bankruptcy, and Eviction (Unlawful Detainer) forms for both Petitioner (Landlord) and Respondent (Tenant) .
Read "[Where to Start](#)"

Chapter Quizzes

Test #A Chp. 30 Bankruptcy Quiz (#1)
Test #B Chp. 30 Bankruptcy Quiz (#2)
Test #C Chp. 29 - Secured Transactions (#1)
Test #D Chp. 29 Secured Transactions Quiz (#2)
Test #E Chp. 28 - Creditors' Rights & Remedies Quiz (#1)
Test #F Chp. 28 - Creditors' Rights & Remedies Quiz (#2)
Test #G Chp. 48 Real Property & Landlord-Tenant Relationships Quiz (#1)
Test #H Chp. 48 Real Property & Landlord-Tenant Relationships Quiz (#2)
Test #I Chp. 47 Personal Property & Bailments Quiz (#1)
Test #J Chp. 47 Personal Property & Bailments Quiz (#2)
Test #K Chp. 44 Consumer Law Quiz (#1)
Test #L Chp. 44 Consumer Law Quiz (#2)
Test #M Chp. 27 Checks in the Digital Age
Test #N Chp. 46 Antitrust Quiz

Student Learning Outcomes: Upon successful completion of this course, a student will be able to:

1. Brief law cases in property law including bankruptcy, secured transactions, creditors' remedies, real and personal property, and landlord-tenant matters.

2. Critically analyze and argue issues in property law including the issues listed above in #1.

3. Prepare legal documents, forms or papers for a Chapter 7 (no asset) bankruptcy, Unlawful Detain (Eviction) papers including summons, Complaint, 3 day notice to pay rent or quit, month to month lease, Answer to Unlawful Detainer along with affirmative defenses.

Students will read property law cases and write a case brief demonstrating their understanding and application of the essential facts and rules of law and legal principles of the case. see case brief rubric at <http://missionparalegal.pbworks.com/briefing>

Skill Level: College level reading and writing; ability to access the internet. Necessary skills include proficiency using a word processing program, including spell checker, using a web browser, sending and receiving email, saving documents as RTFs (rich text format), uploading and attaching documents.

Estimated Time per Week: 10 hours (see [Carnegie Rule](#))

Class format: The class is an entirely online class. We use the [Moodle Course Management System](#). Carefully read [our policies](#).

The class follows a weekly format. If you click on "Section Links" in upper left corner of your moodle class, you will see the weekly assignments, quizzes, forums and activities. There are many opportunities for you to participate and earn points to attain a good grade.

Online classes require your attention and effort. If you fail to log into the class [during the first two weeks](#) you will be excluded from the class. There are activities and assignments each week; you will need to log into the class several times a week.

To be a successful online/hybrid student, you need to do schedule a regular time for studying, read and complete on line activities, and [more](#).

Technical Requirements: The minimum computer requirements are: Computer, either a Macintosh or IBM compatible; modem, minimum 28.8, broadband or high speed internet access is preferred and is required to view the videos. Software: Web browser software, preferably Firefox 3.5 or Internet Explorer 8, an e-mail address and a word processing program.

Get Firefox: <http://www.mozilla.com/en-US/firefox/all.html>

Get Internet Explorer: <http://www.microsoft.com/windows/Internet-explorer/default.apx>

Get a free email account at: www.mail.google.com

Students who do not have regular computer access may use computers in the campus Learning Resource Center. Be sure to save all your papers and assignments on a flash drive.

Course Login: <http://moodle.lamission.edu>

First Assignment: Introduce yourself to the class under the forum discussions for the first week. This is where you will get to know your classmates. Post your introduction by Sunday evening, 11:55 pm, 9/16/12. You may be withdrawn from class if you do not post your introductions by the end of the 2nd week of class.

Contacting Your Instructor: I check my email several times a day and respond to emails within 24 hours. Please don't hesitate to contact me with any questions; email me at: abogado@pacbell.net in the subject line put: Law 19 #0306. I am also available in-person in my campus office on Weds. afternoons from 3-6 pm, or by phone or email.

CLASS BIOGRAPHIES/INTRODUCTIONS : You will find your instructor's autobiography posted in the "Discussion Board" of the class website. Please post your bio in the discussion board by Friday of week one. In your bio, please be sure to include: Your name (firstname only), Academic/Career Goals Expectations of the class

How you found out about the class/program
 Other items of interest, and
 Include any preliminary questions or concerns you have at this point.

DISCUSSION FORUMS: Every week a discussion questions posted to the website "FORUMS." You are required to post a answer to each discussion question by Wednesday of the forum week. Further, you are required to post, at least, one response to two or more of your classmates' initial responses. You are not required to respond to every classmate. You may, although this is a decision each student will make.

Minimum THREE different days per forum week. As we begin our online work together I want to discuss an important aspect of online learning, namely participation. **Participation** is an important part of this collaborative online learning environment. It is well documented that participation and collaboration does enhance learning & whether it be in-class or at a distance. You are encouraged to initiate and respond regularly and make sure **your ideas are presented clearly and are substantive. Postings that lack substance will receive little or no credit. For example, "I agree," "Good posting," or similar messages that add little or nothing to the discussion will receive few, if any credits.** Discussions posted to the website are an important part of the learning that takes place in this class. In essence, we learn from each other. Share ideas or questions with your colleagues. Ask them questions. Share your own experiences.

SOME SPECIFIC EXPECTATIONS ABOUT PARTICIPATION:

Class Meeting Discussions:

- **Please read, review, and reflect on each message PRIOR to posting to the forums.** Remember: Others cannot get visual clues as to meaning, therefore, be careful in what and how you communicate. **Once posted, messages cannot be deleted!**
- All postings to any meeting in this class are to be considered CONFIDENTIAL and for consideration and discussion only by members of this class.
- Ask questions about areas of the subject that you wish to better understand or for clarification and/or amplification.
- Read your classmates comments and presentations, and respond constructively.
- Offer personal/professional experiences/observations relevant to the items being discussed.

Participation Rubric:

	Unsatisfactory	Satisfactory	Exemplary
A minimum of 3 postings per forum on at least 3 separate days.	Less than 3 substantial postings.	Three required substantial postings.	More than the 3 substantial required posting.
Answers by Wednesday -----	Posting answers after Wednesday	Posting answers on Wednesday	Posting answers before Wednesday
Respond to classmates by Sunday			
Well reasoned with appropriate analysis.	No response or lacks applicability.	Response is applicable, but may not be thorough or lacks depth.	Thorough response with appropriate depth.
Appropriate dialog with classmates	Responses do not clearly relate to topic.	Responses relate to topic.	Responses clearly relate to topic.
Appropriate grammar, spelling, and APA references.	Spelling and/or grammar errors.	No spelling or grammar errors..	No spelling, grammar errors, or punctuation errors.

Student deliverables should be submitted on the specified date by midnight of the student's time zone. For purposes of scheduling, each week or module begins on Monday 12:01 AM and concludes the following Sunday at Midnight.

EXPECTATIONS FOR WRITTEN WORK:

VOCABULARY - You are expected to read and understand the material presented in the assigned text and articles you locate.

FORMAT - Papers submitted should be written in accordance with the **APA, Bluebook, or other recognized formatting style.**

GRAMMAR - Use active voice in your writing. Also use the spelling and grammar check feature of your Word Processor before submitting your papers.

Homework Assignments: Assignments require you to read and brief law cases. Read the information on "[briefing law cases](#)". Below is the grading rubric for your case "briefs"

CASE BRIEF GRADING RUBRIC

	Outstanding	Proficient	Adequate	Inadequate
	A	B	C	D/F
Case Name and Citation	Complete case name and properly formatted citation appear at the top of the case brief	Complete case name is provided but citation is incomplete	Complete case name is provided but no citation is give	Neither the case name nor the citation appears at the top of the case brief OR both case name and citation are incorrect.
Operative Facts	Operative facts are relevant to the issue being examined by the court and are logically organized.	Facts are relevant to the question being answered but lack coherence or organization.	Irrelevant facts are included. Lack of logical organization.	Relevant facts are omitted or lost in discussion of unrelated information.
Procedural Facts	Procedural history of the case is clearly and logically presented in proper chronology.	Procedural history of the case is presented but chronology is confusing.	Some procedural history is presented.	No procedural history is presented.
Issue/Short Answer	Includes all elements (applicable law, issue being examined and relevant facts) in a well crafted, grammatically correct question. Answer responds to question being posed.	Issue is separately articulated, but does not include all elements; applicable law, issue being examined and relevant facts. Answer responds to question being posed.	Issue is not separately articulated, but implied through description of facts or discussion of law. Answer does not respond to question being posed.	Issue is not articulated No answer is given.
Law	Law is correct and is relevant to the question being answered. Rule(s) of law succinctly paraphrased rather than quoted.	Law is correct and is relevant to the question being answered, but is not paraphrased	Rules of law are used in providing answer, but it is unclear if writer understands the law and is properly applying it.	Rules of law are omitted from answer or incorrect law is used.
Rationale	The court's reasoning is presented in a clear and logical fashion, leading the reader to an understanding of the rationale behind the law.	Law is applied to the facts, but the underlying rationale is not clear.	Analysis is unclear, causing the reader to question whether the law is correct.	No analysis of the law is given.
Writing Mechanics	Sentence structure, grammar, punctuation are substantially correct. Each component's material is logically organized and presented in a clear, concise manner.	Sentence structure, grammar, punctuation are substantially correct. Organization is logical but needs better consistency and clarity.	Adherence to rules of writing is poor. Material lacks organization and/or is unclear, making it difficult to understand.	Rules of writing are ignored or misunderstood. No apparent logic to the organization of the material. Writing lacks clarity.

**above adopted from case grading rubric - [AAFPE.org website](#)

Students who plagiarize will receive zero credit on the assignment.

Bankruptcy The class is divided into a final project in the preparation of a Chapter 7 Bankruptcy Petition and accompanying schedules, and documents. This is 20% of your grade

Eviction papers This class is divided into a final project in the preparation of Eviction (Unlawful Detainer) papers for both petitioner (landlord) and the respondent (tenant). This is 15% of your grade

Quizzes: The class is divided into weekly quizzes (20 multiple choice questions each). This is 25% of your grade.

Forum Discussions: The class is divided into weekly discussion forums. This is 15% of your grade.

Assignments The class is divided into weekly assignments. This is 25% of your grade.

Late Assignments Our "[Late Work](#)" Policy is firm.

Grading Policy: Letter grades will be determined based upon the following:

Grade Distribution

Assignments = 25% of your grade

Tests = 25% of your grade

Bankruptcy papers = 20% of your grade

Eviction papers = 15% of your grade

Forum Discussions = 15% of your grade

Grade Scale:	A	90-100
	B	80-89
	C	70-79
	D	60-69
	F	≤ 60

Please note that a grade of C or higher is required for each of the 12 paralegal certificate classes.

Points will be posted on the class website after each activity closes.

Reasonable Accommodation: For students requiring accommodation the DSPS office provides special assistance in areas like: registering for courses, specialized tutoring, note-taking, mobility assistance, special instruction, testing assistance, special equipment, special materials, instructor liaisons, community referrals, and job placement. The phone number for the Office of Students with Disabled Student Programs and Services is: (818) 364-7732.

Important Dates

Website opens Sunday 8/26/12 at 6 pm

August 26, 2012 Residency Determination Date.
August 27, 2012 DAY AND EVENING CLASSES BEGIN.
September 01, 2012 Saturday Classes Begin
September 07, 2012 LAST DAY TO ADD FULL TERM CLASS.

September 07, 2012 LAST DAY FOR REFUND.
September 07, 2012 LAST DAY TO RECEIVE A "W" (IN PERSON)
September 09, 2012 LAST DAY TO DROP ON LINE
October 05, 2012 Last day to Petition for Credit/No-Credit.
October 19, 2012 Deadline to Petition for Fall 2012 GRADUATION.
November 02, 2012 Last Day for Section Transfer.
November 16, 2012 LAST DAY TO WITH "W" (IN PERSON)
November 18, 2012 LAST DAY TO DROP ON LINE WITH A "W".
December 08, 2012 Classes End.
December 10, 2012 - December 15, 2012 FINAL EXAMS
December 16, 2012 SEMESTER ENDS

Calendar of Activities

Week 1 - Due 9/2/12

- Read the syllabus for the class and order the [textbook](#) - West Business Law - **West Business Law 11th edition** - <http://lamission.edu/law/textbooks/>
- Review [property-resources](#)
- Post your [Introduction](#)
- Read [Dear Online Student](#)
- Read ["How to Study Law"](#) and post to moodle
- Read [Good Legal Writing](#) and post to moodle
- Read [The Uses of Argument](#) and post to moodle
- Read [Analytic Thinking](#) and post to moodle
- Read ["Character Counts"](#) and post to moodle
- Read Differences between a "Case" and a "Code" ([10 Hour Law School](#)) and post to moodle
- Read ["Recognizing Plagiarism"](#) and take the test

Week 2 - Due 9/9/12

- Read Chapter 30 on Bankruptcy

- #1 Bankruptcy Codes - summarize (3)
- #2 Chp. 30 Case Problem - Automatic Stay
- Test #A - Chp. 30 Bankruptcy (#1)
- weekly discussion forum

Week 3 - Due 9/16/12

- no chapter to read
- #3 Summarize Steps in a Bankruptcy
- #4 Summarize the bankruptcy forms
- Test #B Chp. 30 Bankruptcy Quiz (#2)
- weekly discussion forum

Week 4 - Due 9/23/12

- Read Chapter 29 on Secured Transactions
- #5 California Exemptions - listen to podcast
- Test #C - Chp. 29 - Secured Transactions (#1)
- weekly discussion forum

Week 5 - Due 9/30/12

- no chapter to read
- #6 Chp. 29 Case Problem - Priority of Disputes
- Test #D Chp. 29 Secured Transactions Quiz (#2)
- weekly discussion forum

Week 6 - Due 10/7/12

- Read Chapter 28 on Creditors' Remedies
- #7 Chp. 28 Case Problem - Subrogation Rights
- Test #E Chp. 28 - Creditors' Rights & Remedies (#1)
- weekly discussion forum

Week 7 - Due 10/14/12

- Read Chapter 48 on Real Property & Landlord-Tenant Relationships
- #8 Chp. 48 Case Problem - Mechanic Liens Procedure
- Test #F Chp. 28 - Creditors' Rights & Remedies (#2)
- weekly discussion forum

Week 8 - Due 10/21/12

- no chapter to read
- #9 Eviction Procedures
- Test #G Chp. 48 Real Property & Landlord-Tenant Relationships Quiz (#1)
- weekly discussion forum

Week 9 - Due 10/28/12

- no chapter to read
- #10 Method of 3 day service
- Test #H Chp. 48 Real Property & Landlord-Tenant Relationships Quiz (#2)
- weekly discussion forum

Week 10 Due 11/4/12

- Read Chapter 47 on Personal Property & Bailments
- #11 3 day notice to pay rent or quit
- Test #I Chp. 47 Personal Property & Bailments Quiz (#1)
- weekly discussion forum

Week 11 - Due 11/11/12

- no chapter to read
- #12 Rules on Repair and Deduct
- #13 Green case and "habitability"
- Test #J Chp. 47 Personal Property & Bailments Quiz (#2)
- weekly discussion forum

Week 12 - Due 11/18/12

- Read Chp. 44 Consumer Law
- #14 Chp. 47 Case Problem - Bailments
- #15 Equal Credit Opportunity
- Test #K Chp. 44 Consumer Law Quiz (#1)
- weekly discussion forum

Week 13 - Due 11/25/12

- no chapter to read
- #16 - Submit Eviction (Unlawful Detainer) Project
- #17 Chp. 44 Case Problem
- Test #L - Chp. 44 Consumer Law Quiz (#2)
- weekly discussion forum

Week 14 - Due 12/2/12

- Read Chp. 27 on Checks and the Banking System
- #18 - Submit Chapter 7 Bankruptcy Project
- #19 Chp. 27 case problem
- Test #M - Chapter 27 Checks and the Banking System
- weekly discussion forum

Week 15 - Due 12/9/12

- Read Chapter 46 on Antitrust Law
- #20 - Chp. 46 case problem
- Test #N - Chapter 46 - Antitrust Law
- weekly discussion forum

Week 16 - Due 12/16/12

- Complete class survey
- What did you learn?

updated: 7/11/12