



## Paralegal Studies Program

Los Angeles  
Mission College

# Spring 2016

### **Law 19 – Property & Creditor Rights - Section #3325 - Meets Weds. 5:15 pm – 6:40 pm CMS 004 - Hybrid Class**

Prof. David Jordan, Esq. - (Prof J) - email: [abogado@pacbell.net](mailto:abogado@pacbell.net) - [jordandc@lamission.edu](mailto:jordandc@lamission.edu) - cell phone 818-415-2015 - school phone - 818-364-7720  
Office Hours: Tues - Weds: 3-5 pm, Faculty Offices #20 – home page - [lamission.edu/law](http://lamission.edu/law) - textbook - Business Law 13<sup>th</sup> ed. - Clarkson, Miller, Jentz and Cross - **Grading breakdown: Tests (25%), Assignments (25%), Bankruptcy Project (20%), Eviction (15%), Class participation/team presentations (15%) – take 1<sup>st</sup> attempt of test before each Weds. Class, and 2<sup>nd</sup> attempt by Sunday after class**  
**30% reduction on all late work (quizzes and assignments)**

### **Classes (16): Feb. 10,17,24, March 2,9,16,23,30, April 13,20,27, May 4,11,18,25, June 1 – 4/4-4/11 Spring Break**

### **Quizzes (15) – (25%) – there is no mid-term and no final exam – but there are two final projects**

### **Class Participation/Team Presentations – 15%, Eviction Project 15% - Bankruptcy Project - 20%**

Tests (15) (25%) – due 1<sup>st</sup> attempt before Weds. Class – 2<sup>nd</sup> attempt before Sunday

Test #A Chp. 30 #1 Bankruptcy - 2/17 – Voluntary Petition (B-1)  
Test #B Chp. 30 #2 Bankruptcy - 2/24 - Summary Schedule (B-6)  
Test #C Chp. 29 #1 Secured Transactions - 3/2 – Schedule A (B6A)  
Test #D Chp. 29 #2 Secured Transactions - 3/9 – Schedule B (B6B)  
Test #E Chp. 28 #1 Creditors' Rights & Remedies - 3/16 – Schedule C (B6C)  
Test #F Chp. 28 #2 Creditors' Rights & Remedies - 3/23 – Schedule D (B6D)  
Test #G Chp. 50 #1 Real Property & Landlord-Tenant Relationships - 3/30 – Schedule E & F - (B6E & B6F)  
Test #H Chp. 50 #2 Real Property & Landlord-Tenant Relationships - 4/13 – Schedule I & J (B6I and b6J)  
Test #I Chp. 49 #1 Personal Property & Bailments - 4/20 – Statement of Financial Affairs (B7)  
Test #J Chp. 49 #2 Personal Property & Bailments - 4/27 – Statement of Intention (B8)  
Test #K Chp. 45 Consumer Law - 5/4 – Monthly Income Means Test  
Test #L Chp. 27 Checks & Banking in the Digital Age – 5/11 – Eviction Forms (Landlord)  
Test #M Chp. 34 Employment, Immigration & Labor Law - 5/18 – Eviction Forms (Tenant)  
Test #N Chp. 47 Antitrust - 5/25 – Extra Credit Team Presentation

### **Assignments (20) (25%) – due on Sundays**

- #1 Bankruptcy Codes - summarize (3) – 2/21
- #2 Chp. 30 Bankruptcy Case Problem - Automatic Stay - 2/21
- #3 Summarize Steps in a Bankruptcy – 2/28
- #4 Summarize the bankruptcy forms – 2/28
- #5 California Exemptions - listen to podcast – 3/6
- #6 A – Locate Bankruptcy court to file your BK – 3/13
- #6B Chp. 29 Secured Transactions Case Problem - Priority of Disputes - 3/13
- #7 Chp. 28 Creditors Rights Case Problem - Subrogation Rights - 3/20
- #8 Chp. 50 Real Property Case Problem - Mechanic Liens Procedure - 3/27
- #9 Eviction Procedures - 4/17
- #10 Method of 3 day service – 4/17
- #11 3 day notice to pay rent or quit - 4/17
- #12 Rules on Repair and Deduct – 5/1
- #13 Green case and "habitability" - 5/1
- #14 Chp. 49 Personal Property Case Problem – Bailments- 5/8
- #15 Equal Credit Opportunity - 5/15
- #16 - Submit Eviction (Unlawful Detainer) Project – 5/15
- #17 Chp. Chp. 45 - Consumer Law Case Problem - 5/22
- #18 - Submit Chapter 7 Bankruptcy Project - 5/22
- #19 Chp. 27 Checks and Banking case problem - 5/29
- #20 - Chp. 34 Antitrust case problem - 5/29

Update 2/7/16