

**WILLIAM S. RICHARDSON SCHOOL OF LAW
UNIVERSITY OF HAWAI‘I AT MANOA**

2 Credits

LAW 520R: Secured Transactions Tool Kit – Secured Transactions, Mortgages, and Titles
Spring Term 2023
In-Person: CR3
Mondays 3:20 pm – 5:00 pm

COURSE DESCRIPTION AND REQUIREMENTS

1. Course Teachers

Lecturer Garrett Halydier ghalydie@hawaii.edu

Office Hours: By appointment. [Use my link](#) or send me an email!

2. Course Description

The Bar Exam Toolkit: Secured Transactions is a course designed to help students prepare for bar preparation through explicit instruction in selected topics in secured transactions and real property as tested on the bar and practical exercises in how to write essays, answer MBE questions, and become a better self-regulated learner during bar study.

Students will leave the course with an understanding of the black-letter law necessary to pass Secured Transactions MEE essays, Real Property Mortgages and Titles MEE essays, and Real Property Mortgages and Titles MBE multiple-choice questions.

The course will also provide students with an introduction to the content, test strategies, study skills, and learning tools necessary to succeed on the MEE and MBE. In the course, students will complete and review more than 12 MEE essay questions and 50 MBE questions. The course will inculcate successful learning strategies for bar exam preparation and teach students to apply the concepts of metacognition, spaced repetition, and retrieval practice to effectively use written feedback and model answers to improve MEE and MBE scores, customize their use of bar vendor resources, maximize material retention over time, and enhance their learning in the course, in law school, and during bar preparation.

3. Goals of the Course and Student Learning Outcomes

This practical course covers substantive topics in Secured Transactions and Real Property as well as MEE and MBE test-taking strategies and learning/study strategies for the Bar. At the end of the course students will be able to:

- (a) Apply the black letter law of Secured Transactions and Real Property Mortgages and Titles to MEE essays and MBE multiple choice questions as those subjects are tested on the Hawaii Bar.
- (b) Utilize written MEE and MBE sample answers, explanations, and grading guidelines to self-evaluate practice work product and self-direct substantive law and written answer practice and improvement over time.
- (c) Follow a bar vendor study plan, customize the use of bar vendor resources to the student's own learning habits, and organize black letter law to maximize retention over time.

4. Course Materials

The text for the course will be Lawrence, Henning, & Freyermuth, Understanding Secured Transactions, (5th ed) (ISBN 9781422490839). Most easily available online at <https://redshelf.com/>

The course will also make weekly use of materials posted to Lulima. Please check Lulima regularly for emails, announcements, and resources.

The course text and outlines are intended to be sufficient for the course. However, if you think that you need to consult other books, please consider for a statutory supplement the 2021 edition of LoPucki & Warren, Bankruptcy and Article 9 Statutory Supplement, VisiLaw Marked Version (Wolters Kluwer). For additional explanations and discussion, please consider: White & Summers, Uniform Commercial Code (6th ed, rev. 2010) and Markell & Zinnecker, Questions and Answers: Secured Transactions (3rd ed, 2018).

5. Course Requirements

This course has been created to help you prepare for the bar exam in three ways: 1. By teaching you important content for the bar; 2. By teaching you how to approach, and giving you practice with, the types of questions and essays that will be on the exam; and 3. By helping you develop an effective studying process for bar exam study. To achieve these goals, we will use real bar exam essays and multiple-choice questions in class to teach you the content of the course.

To get the most out of our live sessions, especially since we only meet once per week, it is very important that you prepare the assigned readings before class and bring your questions so that you will be able to actively participate in and learn from the practice each class period.

We will discuss in our first few classes how to effectively use the textbook and other course materials to best prepare for classes and study for the mid-term and final.

A tentative list of the Class Assignments is listed below and will be updated as necessary throughout the semester. Read the list of assignments carefully. You will be expected to check the website regularly for updates and amendments to the schedule.

All classes will be held in CR3.

6. Grading Criteria

a. 70% Final Exam

There will be an in-class final exam in the morning on Thursday May 11. The final exam will consist of both MEE essay and MBE multiple choice questions.

To help students prepare for the Final Exam, a Take-Home Practice Exam is (tentatively) scheduled for Mar 27 – April 3, 2023 with soft copies of the practice exam answers due by e-mail to Prof. Halydier before the start of class on April 3, 2023. All students will be required to take the Practice Exam, but the Practice Exam will not be individually graded. Instead, during class time on April 3, 2022, we will review the Practice Exam and students will self-assess their answers. The Practice Exam is designed to take students 1 hour to complete (but you can take longer if you would like) and all students are expected to study for at least 2 hours before attempting the Practice Exam. The practice exam will consist of both MEE essay and MBE multiple choice questions.

b. 20% In-Class Participation

This is a hands-on, live practice class. Class participation will be judged on the basis of good, active class participation throughout the term (e.g., coherent answers; perceptive comments, questions, and observations; and an overall level of preparedness). Regular participation throughout the semester is expected. The best way to master this material is to digest it day by day and to prepare for every class. Unexcused absences and reluctance to participate in the class discussion will adversely affect the class participation grade. **All assignments are due before class so that you get the most out of class.**

c. 10% MEE Class Essay Finalization

Throughout the semester we will review a number of real NCBE MEE Essays in class. Each student will be required to sign-up to complete and turn-in two of these MEE's as finished essay products during the semester. Each student will be required to turn in one of the essays from the first seven classes and one of the essays from the second seven classes. Each essay should follow the model for how to do an MEE that we will discuss in class. Essays will be graded on their substance and form to help you improve your MEE writing.

There will be a sign-up sheet on the first day of class to sign-up for your essays. Prior to handing in the MEE, each student is required to be prepared to discuss the relevant law in

the class(es) in which the MEE is covered. Each MEE is due, and must be e-mailed to Prof. Halydier, within one week after the last class at which that MEE was discussed.

Assignments & Course Schedule

All assignments for a given week are due at the beginning of class that week. For example, all of the assignments under “Week 3 – Jan 30 – Feb 5 (Class on Jan 30)” are due at the beginning of class on Jan 30.

Week 1 – Jan 16 – Jan 22 (Class on Jan 20)

(Class on Fri this week)

- **Barbri Real Property Outline:** Section. VI(A). Conveyancing – pg. 118-128
- **Watch Barbri Video on Lulima,** Watch from 0:00:00 to 18:49.

Week 2 – Jan 23 – Jan 29 (Class on Jan 23)

- **Barbri Real Property Outline:** Section VII(A, D, F). Security Interests in Real Estate – pg. 164-166, 170-171, 177-178
- **Make repository**
- **Watch “Bar Application” video**
- **Watch Barbri Video on Lulima,** Watch from 1:29:45 to 1:38:10.

Week 3 – Jan 30 – Feb 5 (Class on Jan 30)

- **Barbri Real Property Outline:** Section VII(B, C, E). Security Interests in Real Estate – pg. 166-170, 171-177
- **Make repository of new topics**
- **Review/Update repository of old topics**
- **Watch Barbri Video on Lulima,** Watch from 1:38:10 to 2:05:22

Week 4 – Feb 6 – Feb 12 (Class on Feb 6)

- **Focus on what your MBE results showed you don’t understand**
- **Make sure you have a useful repository for everything**
- **Pick a topic and write your repository in a different way, be ready to report on how it went**

Week 5 – Feb 13 – Feb 19 (Class on Feb 13)

- **Barbri Real Property Outline:** V. Adverse Possession – pg. 112-118; VI(B-D, F). Conveyancing – pg. 128-147, 162-164
- **Make repository of new topics**
- **Review/Update repository of old topics**
- **Watch Barbri Video on Lulima,** Watch from 18:50 to 41:40

Week 6 – Feb 20 – Feb 26 (Class on Feb 24)

- **Barbri Real Property Outline:** VI(E). Conveyancing – pg. 147-161
- **Make repository of new topics**
- **Review/Update repository of old topics**
- **Watch Barbri Video on Lulima,** Watch from 41:40 to 1:29:44

Week 7 – Feb 27 – March 5 (Class on Feb 27)

- Barbri Secured Outline: I. Introduction – pg. 1-9
- Textbook: Pg. 1-59
- LoPucki, Warren, Lawless, Secured Transactions: A Systems Approach, Intro, 7 pg pdf
- Make repository of new topics
- Review/Update repository of old topics
- Watch Barbri Video on Laulima, Watch from 0:00:00 to 1:03:33

~~**Week 8 – Mar 6 – Mar 12 (Class on Mar 6)**~~

Mar 13 – Mar 19 – Spring Break – No Class

New Week 8 – Mar 20 – Mar 26 (Class on Mar 20)

- Barbri Secured Outline: II. Creation (Attachment) of Security Interest – pg. 10-18
- Textbook: Pg 63-104
- Make repository of new topics
- Review/Update repository of old topics
- Watch Barbri Video on Laulima, Watch from 1:03:33 to 1:39:11

Week 9 – Mar 27 – Apr 2 (Class on Mar 27)

- Barbri Secured Outline: III. Perfection – pg. 18-27; IV. Jurisdictional Rules – pg. 54-57
- Textbook: Pg. 105-220
- Make repository of new topics
- Review/Update repository of old topics
- Watch Barbri Video on Laulima, Watch from 1:39:11 to 2:50:38

Week 10 – Apr 3 – Apr 9 (Class on Apr 3)

- Barbri Secured Outline: IV. Priorities – pg. 29-47
- Textbook: Pg. 225-300
- Make repository of new topics
- Review/Update repository of old topics
- Watch Barbri Video on Laulima, Watch from 2:50:38 to 3:56:46

Week 11 – Apr 10 – Apr 16 (Class on Apr 10)

- Review/Update repository of old topics
- Study for Practice Final exam
- Take 1 hour Practice Exam. Due at start of class on April 3.

Week 12 – Apr 17 – Apr 23 (Class on Apr 17)

- Barbri Secured Outline: IV. Priorities (Same as week 10) – pg. 29-47
- Textbook: Pg. 303-320
- Make repository of new topics
- Review/Update repository of old topics
- Watch Barbri Video on Laulima, Watch from 4:29:23 to 4:43:29

Week 13 – Apr 24 – Apr 30 (Class on Apr 24)

- **Barbri Outline:** V. Rights on Default – pg. 48-54
- **Textbook:** Pg. 399-467
- **Make repository of new topics**
- **Review/Update repository of old topics**
- **Watch Barbri Video on Laulima,** Watch from 3:56:46 to 4:29:23
- **Finalize your repositories**
- **Send in any remaining questions about substance or process by email to be discussed in class**

May 11 – 1 pm – Final Exam

Title IX Policy

Please refer to the Law School Student Handbook for detailed information on the Law School and campus Title IX policies. Here is the contact information for the UHM and Law School Title IX coordinators if you have a concern about sexual discrimination, sexual harassment, or sexual violence involving yourself or other Law School students, faculty, or staff:

(a) Title IX Coordinator for UH Mānoa **Dr. Dee Uwono** Director and Title IX Coordinator
Hawai'i Hall 124 2500 Campus Road Honolulu, HI 96821 Phone: 956-2299 Email:
t9uhm@hawaii.edu

(b) Deputy Title IX Coordinator for UH Manoa:
Dr. Dee Uwono, Director and Title IX Coordinator
Hawaii Hall 124 2500 Campus Road Honolulu, HI 96822
Phone: (808) 956-2299 Email:t9uhm@hawaii.edu

The William S. Richardson School of Law recognizes the inherent dignity of all individuals and promotes respect for all people. Sexual misconduct will NOT be tolerated. If you have been the victim of sexual misconduct, we encourage you to report this matter promptly. As a faculty

member, I am interested in promoting a safe and healthy educational environment, and should I learn of any sexual misconduct I must report the matter to the Title IX Coordinator, who oversees the University's centralized review, investigation, and resolution process for reports of sexual misconduct, and also coordinates the University's compliance with Title IX.

If you want **direct services** offered by confidential resources within the University, you are encouraged to contact the following resources:

University Health Services Mānoa | 808.956.8965 | 1710 East-West Road
Counseling & Student Development Center | 808.956.7927 | 2600 Campus Road QLCSS
312
Office of Gender Equity | 808.956.9977 | 2600 Campus Road QLCSS 210

These are only a few of the many resources available. For a more comprehensive list, please see the Student Handbook and the following link: <http://manoa.hawaii.edu/genderequity/resources/>

Content Warning: Some of the materials covered in this course might remind you of upsetting experiences that you, or a friend or family member, have gone through. If you would like to talk to someone, please know that there are University resources available to you, such as the Counseling Center.

If you would like to discuss a need for reasonable accommodations, please contact Associate Dean for Student Services Trisha Nakamura.