

IN THE GRAND COURT OF THE CAYMAN ISLANDS

CAUSE NO. <sup>557</sup> OF 2009

IN THE MATTER OF THE REGISTERED LAND LAW (2004 REVISION)  
AND IN THE MATTER OF LOWER VALLEY, BLOCK 32B, PARCEL 158 and  
SAVANNAH, BLOCK 27D, PARCEL 28

BETWEEN:

THE CAYMAN ISLANDS CIVIL SERVICE ASSOCIATION  
CO-OPERATIVE CREDIT UNION LIMITED



PLAINTIFF

AND

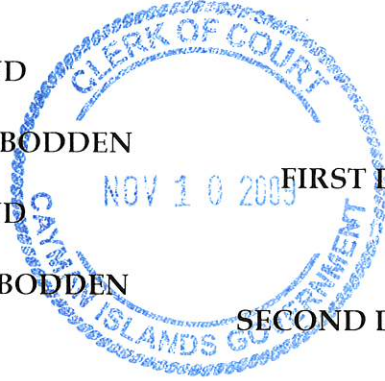
HARILYN BODDEN

AND

HAROLD BODDEN

FIRST DEFENDANT

SECOND DEFENDANT



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ORIGINATING SUMMONS

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TO: Harilyn Bodden and Harold Bodden of P.O. Box 592, Grand Cayman KY1-1110.

LET THE DEFENDANTS, Harilyn Bodden and Harold Bodden, within 14 days after service of this Summons on them, counting the day of service, return the accompanying Acknowledgement of Service to the Court Office, PO Box 495, George Town, Grand Cayman KY1-1106.

BY THIS SUMMONS which is issued on the application of the Plaintiff, The Cayman Islands Civil Service Association Co-Operative Credit Union Limited, the Plaintiff seeks relief pursuant to the provisions of the Registered Land Law (2004 Revision) as follows:-

1. In or about November 2007, the First Defendant Harilyn Bodden, a member of the Plaintiff Credit Union, applied to the Plaintiff for a loan which, together with the balance of previous loans made to her gave a total amount of borrowing of CI\$356,258.65. This loan was to be secured by a Variation of Charge over the land registered in the name of the First Defendant, at the Lands and Survey Department as Lower Valley, Block 32B, Parcel 158 ("Parcel 158") and a Variation of Second Charge over the land registered in the name of the Second Defendant Harold Bodden at the Lands and Survey Department as Savannah, Block 27D, Parcel 28 ("Parcel 28").

2. At all material times Parcel 158 was registered in the name of the First Defendant and Parcel 28 was registered in the name of the Second Defendant and on 27<sup>th</sup> December 2007 the Plaintiff as Chargee and the First Defendant as Chargor executed a Variation of Charge in respect of Parcel 158 and on 27<sup>th</sup> December 2007 the Plaintiff as Chargee and the Second Defendant as Chargor executed a Variation of Second Charge in respect of Parcel 28.
3. The Variation of Charge dated 27<sup>th</sup> December 2007 provided that:-
  - 3.1 The Plaintiff would lend and the First Defendant would borrow the principal sum of CI\$356,258.65 ("the Principal Sum").
  - 3.2 Interest on the Principal Sum would accrue at the rate of 0.81% per annum on the reducing balance.
4. The Variation of Second Charge dated 27<sup>th</sup> December 2007 provided that:-
  - 4.1 The Plaintiff would lend and the First Defendant would borrow the principal sum of CI\$221,325.00.
  - 4.2 Interest on the Principal Sum would accrue at the rate of 0.81% per annum on the reducing balance.
5. The Variation of Charge dated 27<sup>th</sup> December 2007 and the Variation of Second Charge dated 27<sup>th</sup> December 2007 also provided that:

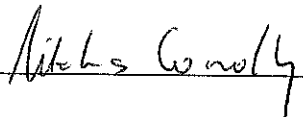
*"Section 72 of the Registered Land Law (1995 Revision) shall be varied in respect of this Charge and of any instrument or variation executed pursuant to this Charge, so as to entitle the Chargee immediately upon default by the Chargor in payment of the principal sum or any interest payable hereunder (as defined by Section 64(2) of the Registered Land Law (1995 Revision), or in the performance or observance of any agreement, expressed or implied herein to*

  - a. *appoint a receiver of the income of the Charged Property; or*
  - b. *sell the Charged Property by private treaty as well as by public auction; or*
  - c. *foreclose or enter into possession of the Charged Property; or*
  - d. *in the event that the Chargee does appoint a receiver or enters into possession of the Charged Property, exercise its powers of sale or foreclosure or appointment of a receiver at any time thereafter without further notice."*
6. On and since August 2008 the Defendants have failed to pay the monthly instalments due in respect of the Principal Sum loaned and in respect of interest.

7. By letters dated 24<sup>th</sup> June 2009 and served on the First Defendant on 31<sup>st</sup> July 2009 and served on Second Defendant on 25<sup>th</sup> July 2009 Messrs. Ritch & Conolly, as Attorneys for the Plaintiff, served notices on the Defendants pursuant to the provisions of Section 64(2) and Section 72(1) of the Registered Land Law (2004 Revision) indicating that the sums secured by the Variation of Charge and Variation of Second Charge were repayable three months after the service of the Section 64(2) notice and indicating that unless the balance of the sum secured by the Charges were repaid, or the loan repayments were brought up to date and thereafter the monthly sums due under the Loan Agreement were maintained, proceedings would be taken.
8. The Defendants have not made any payments in respect of the Principal Sum outstanding and/or interest, or any payment.
9. The Registered Land Law (2004 Revision) provides that once a notice of demand has been served pursuant to Section 64(2) the total amount of outstanding principal and interest becomes due and payable three months after service of that notice. The Plaintiff avers that the letters dated 24<sup>th</sup> June 2009 and served on 31<sup>st</sup> July 2009 and 25<sup>th</sup> July 2009 constituted such a notice pursuant to Section 64(2) and that the total amount outstanding became due on or after 31<sup>st</sup> October 2009
10. The Registered Land Law (2004 Revision) by virtue of Section 72(1) provides that once there is a default in the payment of principal, or any other periodical payments and if such default continues for three months, the Chargee may serve on the Chargor notice in writing to pay the money owing, or to perform and observe the terms of the Charge, as the case may be.
11. The Registered Land Law (2004 Revision) by virtue of Section 72(2) provides that if a Chargor has not complied, within three months after the date of service of the s72(1) notice, the Chargee may sell the Charged Property. Therefore, on or since 31<sup>st</sup> October 2009 there has accrued a right to the Plaintiff to sell Parcel 158 and Parcel 28 and the Plaintiff seeks an order that it may do so.
12. In the premises, the Plaintiff seeks an order pursuant to the provisions of the Registered Land Law (2004 Revision) that:-
  - 11.1 an order for possession be made in terms that the Plaintiff be at liberty to sell Parcel 158 and Parcel 28 either by public auction or private treaty.
  - 11.2 the Plaintiff have leave pursuant to Grand Court Rules Order 45 Rule 3(1) and (2) to issue a Writ of Possession in respect of Parcel 158 and Parcel 28.

13. The Plaintiff also seeks an order that if after any sale of the Parcel 158 and Parcel 28 there should be any shortfall in the amount due and owing to the Plaintiff, the Plaintiff be at liberty to enter Judgment for the said shortfall, together with interest and costs.

Dated this 10<sup>th</sup> day of November 2009

  
RITCH & CONOLLY  
Attorneys for the Plaintiff

If the Defendants do not acknowledge service, such judgment may be given, or made against, or in relation to them, as the Court may think just and expedient.

**NOTE:** This Summons may not be served later than 4 calendar months (or if leave is required to effect service out of the jurisdiction, 6 months) beginning with that date, unless renewed by Order of the Court.

**IMPORTANT:**

Directions for acknowledgement of service are given with the accompanying forms.

IN THE GRAND COURT OF THE CAYMAN ISLANDS

CAUSE NO. OF 2009

IN THE MATTER OF THE REGISTERED LAND LAW (2004 REVISION)

AND IN THE MATTER OF LOWER VALLEY, BLOCK 32B, PARCEL 158 AND PARCEL 28

BETWEEN:

THE CAYMAN ISLANDS CIVIL SERVICE ASSOCIATION  
CO-OPERATIVE CREDIT UNION LIMITED

PLAINTIFF

AND

HARILYN BODDEN

FIRST DEFENDANT

AND

HAROLD BODDEN

SECOND DEFENDANT

ACKNOWLEDGEMENT OF SERVICE  
OF ORIGINATING SUMMONS

If you intend to instruct an Attorney to act for you, give him this form IMMEDIATELY.

Important. Read the accompanying directions and notes for guidance carefully before completing this form. If any information required is omitted or given wrongly, THIS FORM MAY HAVE TO BE RETURNED.

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1. State the full name of the Defendant by whom or on whose behalf the service of the Originating Summons is being acknowledged.

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2. State whether the Defendant intends to contest or otherwise participate in the proceedings (*tick appropriate box*)

Yes

No

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Service of the Originating Summons is acknowledged accordingly.

(Signed) .....

[Attorney] for

[Defendant in person]

Address for service:

*Notes on address for service*

Attorney: where the Defendants are represented by an attorney, state the attorney's place of business in the Cayman Islands. A Defendant may not act by a foreign attorney.

Defendant in person: where the Defendant is acting in person, he must give his post office box number and the physical address of his residence or, if he does not reside in the Cayman Islands, he must give an address in Grand Cayman where communications for him should be sent. In the case of a limited company, "residence" means its registered or principal office.

*Endorsement by Plaintiff's Attorney (or by Plaintiff if suing in person) of his name, address and reference, if any, in the box below*

Ritch & Conolly  
Attorneys-at-Law  
Queensgate House  
PO Box 1994  
113 South Church Street  
George Town  
Grand Cayman KY1-1104  
Cayman Islands

RHJ/11757/CICSA v Harilyn Bodden  
and Harold Bodden

*Endorsement by Defendant's Attorney (or by Defendant if suing in person) of his name, address and reference, if any, in the box below*

**DIRECTIONS FOR ACKNOWLEDGMENT OF SERVICE  
OF ORIGINATING SUMMONS**

The accompanying form of Acknowledgment of Service should be completed by an Attorney acting on behalf of the Defendant or by the Defendant if acting in person. After completion it must be delivered or sent by post to the Law Courts, P.O. Box 495, George Town, Grand Cayman KY1-1106.

**Notes for Guidance**

1. Each Defendant (if there are more than one) is required to complete an Acknowledgment of Service and return it to the Courts Office.
2. If you wish to defend claims made in the originating summons, or intend to attend the proceedings and to participate in them so far as necessary (although not necessarily in an adversarial manner) you should tick the "Yes" box in paragraph 2 of the acknowledgment of service.
3. For the purpose of calculating the period of 14 days for acknowledging service, a writ served on the Defendant personally is treated as having been served on the day it was delivered to him.
4. Where the Defendant is sued in a name different from his own, the form must be completed by him with the addition in paragraph 1 of the words "sued as (the name stated on the Originating Summons)".
5. Where the Defendant is a FIRM and an attorney is not instructed, the form must be completed by a PARTNER by name, with the addition in paragraph 1 of the description "Partner in the firm of (.....)" after his name.
6. Where the Defendant is sued as an individual TRADING IN A NAME OTHER THAN HIS OWN, the form must be completed by him with the addition in paragraph 1 of the description "trading as (.....)" after his name.
7. Where the Defendant is a LIMITED COMPANY the form must be completed by an Attorney or by someone authorised to act on behalf of the Company, but the Company can take no further step in the proceedings without an Attorney acting on its behalf.
8. Where the Defendant is a MINOR or a MENTAL PATIENT, the form must be completed by an Attorney acting for a guardian ad litem.
9. A Defendant acting in person may obtain help in completing the form at the Courts Office.