

IN THE GRAND COURT OF THE CAYMAN ISLANDS

CAUSE NO. ⁵⁰⁶ OF 2008

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

AND IN THE MATTER OF NORTH EAST COAST, BLOCK 69A, PARCEL 120 &
NORTH EAST COAST, BLOCK 69A, PARCEL 121

BETWEEN:

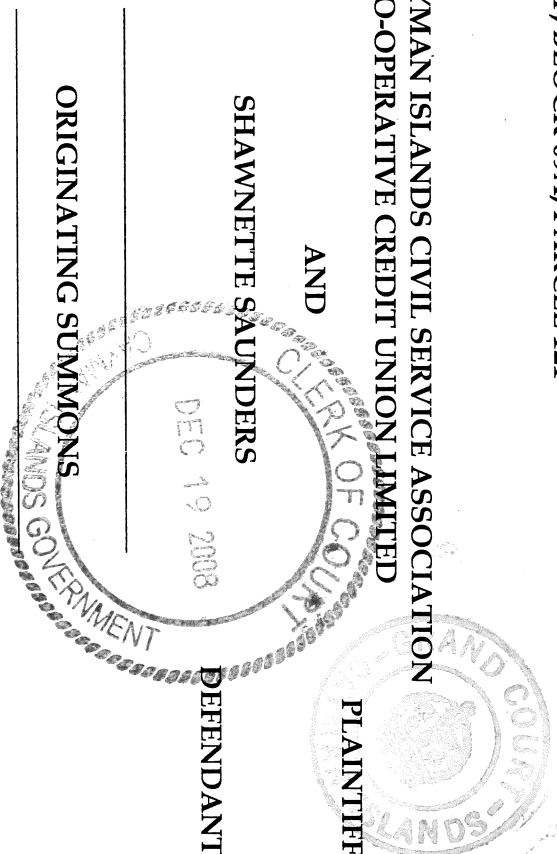
THE CAYMAN ISLANDS CIVIL SERVICE ASSOCIATION
CO-OPERATIVE CREDIT UNION LIMITED

AND

SHAWNETTE SAUNDERS

DEFENDANT

ORIGINATING SUMMONS



TO: **Shawnette Saunders of PO Box 11723, Grand Cayman KY1-1010, Cayman Islands**

LET THE DEFENDANT, Shawnette Saunders, within 14 days after service of this Summons on her, 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 January 2007 the Defendant, 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\$148,136.21 and this loan was to be secured by a First Charge over the land registered in the name of the Defendant at the Lands and Survey Department as North East Coast, Block 69A, Parcel 120 ("Parcel 120") and a Collateral Charge over the property also registered in the name of the Defendant at the Lands and Survey Department as North East Coast, Block 69A, Parcel 121 ("Parcel 121").

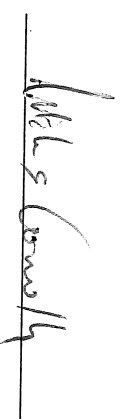
2. Parcels 120 and 121 were at all material times registered in the name of the Defendant and on 25th January 2007 the Plaintiff as Chargee and the Defendant as Chargor executed a Variation of Charge in respect of Parcel 120 and a Collateral Charge in respect of Parcel 121.
3. The Variation of Charge dated 25th January 2007 and the Collateral Charge dated 25th January 2007 provided that:
 - 3.1 The Plaintiff would lend and the Defendant would borrow the principal sum of Cl\$148,136.21 ("the Principal Sum").
 - 3.2 Interest on the Principal Sum would accrue at the rate of 0.81% per month and 9.75% per month respectively on the reducing balance.
4. The Variation of Charge dated 25th January 2007 and the Collateral Charge dated 25th January 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 to 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.*"
5. On and since 29th July 2008 the said Defendant has failed to pay the monthly instalments due in respect of the Principal Sum loaned and in respect of interest.
6. By letters dated 8th August 2008 and served on the Defendant on 19th August 2008 Messrs. Ritch & Connolly, as Attorneys for the Plaintiff, served notices on the Defendant pursuant to the provisions of Section 64(2) and Section 72(1) of the Registered Land Law (2004 Revision) indicating that the sum secured by the Variation of Charge and the Collateral Charge was repayable three months after the service of the Section 64(2) notice and indicating that unless the balance of the sum secured by the Variation of Charge and the Collateral Charge was 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.

7. The Defendant has not made any payments in respect of the Principal Sum outstanding and/or interest.
 8. 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 letter dated 8th August 2008 and served on the Defendant on 19th August 2008 constituted such a notice pursuant to Section 64(2) and that the total amount outstanding became due on or after 19th November 2008.
 9. 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 Variation of Charge, as the case may be.
 10. 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 notice served on him under Section 72(1), the Chargee may sell the Charged Property. Therefore, on or since 19th November 2008, there has accrued a right to the Plaintiff to sell Parcel 120 and Parcel 121 and the Plaintiff seeks an order that it may do so.
 11. 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 Parcels 120 and 121 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 Parcels 120 and 121.
 12. The Plaintiff also seeks an order that if after any sale of the Parcels 120 and 121 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.
- If the Defendant does not acknowledge service, such judgment may be given or order may against or in relation to him as the Court may think just and expedient.

Dated this 19th day of December 2008



RITCH & CONOLLY
Attorneys for the Plaintiff

NOTE: This Summons may not be served later than 4 calendar months (or if leave is required to effect Notice 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.

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

AND IN THE MATTER OF NORTH EAST COAST, BLOCK 69A, PARCEL 120 & NORTH
EAST COAST, BLOCK 69A, PARCEL 121

BETWEEN:

THE CAYMAN ISLANDS CIVIL SERVICE ASSOCIATION
CO-OPERATIVE CREDIT UNION LIMITED
AND PLAINTIFF
SHAWNETTE SAUNDERS
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.

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

 2. State whether the Defendant intends to contest or otherwise participate in the proceedings (*tick appropriate box*)
 Yes No
-

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/11383/CICSA v Shawnette
Saunders

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