



Sovereign Peoples Assembly of Western Australia

Common Law Court

A Lawful Judicial Body Constituted Under Common Law

Caveat Emptor

'Let the buyer beware'

Date: 23/11/23

Caveat number: 13112023-01

Description of land and building/dwelling under Caveat:

Select Result	Certificate of Title	Parcel Identifier	Address
4026/238 More Details		Lot 200 On Deposited Plan 424132	111 Rockingham Beach Road, ROCKINGHAM 6168

1. Caveator

- a. Sovereign Peoples Assembly of Western Australia Common Law Court (SPAWA Common Law Court).

2. Caveator Contact

- a. SPAWA Common Law Court;
- b. court@wacommonlaw.au or sheriff@wacommonlaw.au

3. Caveatee

- a. Mark McGowan and Sarah McGowan
- b. Property address: 111 Rockingham Road, Rockingham WA 6158 (The Property)
- c. The following SPAWA Common Law Court documents, in the Court Case of which Mark McGowan was a co-defendant, are the basis of this Caveat and are attached as appendices:
 - i. Claim number 29689025 on 26th November 2022,
 - ii. Court Verdict dated 26th November 2022,
 - iii. Court Arrest Warrant dated 30th December 2022, and
 - iv. Notice of Assets Frozen.
 - v. Documents attached as appendices to this Caveat.
- d. Mark McGowan, a party to the The Caveatee has had all his assets frozen online and publicly gazetted by SPAWA Common Law Court.



Sovereign Peoples Assembly of Western Australia

Common Law Court

A Lawful Judicial Body Constituted Under Common Law

Caveat Emptor

'Let the buyer beware'

4. Action Prohibited

- a. This property must not be sold, leased, gifted or ownership transferred without written approval from SPAWA Common Law Court.

5. Expiry of Caveat

- a. This Caveat expires upon sale of this property if directed and authorised by SPAWA Common Law Court, and
- b. Mark McGowan's 50% share of proceeds has been dispersed as per instructions of the SPAWA Common Law Court.

6. Special Instructions to Agent conducting sale, lease, gifting or transferring ownership

- a. "Agent" means (any Man or Woman regardless of whether or not they are representing themselves and/or a business enterprise)
- b. Any Agent holding the listing for the property may only proceed with the sale or lease of the property with written approval by the SPAWA Common Law Court.
- c. Any proceeds from the sale or lease are deposited to an account as directed by the SPAWA Common Law Court for disbursement to victims of crimes, for which Mark McGowan has been convicted.
- d. The Agent holding the listing for sale, lease, gifting or transferring of The Property, must inform any potential buyer or lessee of the lawful existence of this Caveat, and provide to all potential buyers or lessee a copy of this Caveat and appendices.
- e. Failure to do so makes the Agent holding this listing for sale or lease, complicit in a crime.
- f. As such, any man or woman complicit in a crime will be held accountable;

Maxim of Law: All Are Accountable Before The Law/Lore.

Adam St John Corbett

Adam St John Corbett

Adjudicator

SPAWA Common Law Court



23rd November 2023

Date: