

BEFORE THE MISSISSIPPI REAL ESTATE COMMISSION

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COMPLAINANT

VS.

NO. 70-1811

G. LEE BOYETTE, PRINCIPAL BROKER;  
MELISSA S. KEY, MANAGING BROKER; AND  
SUE B. GALLASPY, BROKER ASSOCIATE

RESPONDENTS

AGREED ORDER

This cause came before the Mississippi Real Estate Commission, sometimes hereinafter "Commission," pursuant to authority of Miss. Code Ann. §§73-35-1, *et seq.*, as amended, on a formal Complaint brought against G. Lee Boyette, Principal Broker, Melissa S. Key, Managing Broker, and Sue B. Gallaspy, Broker Associate. Prior to the hearing before the Commission, the parties announced their agreement as to the allegations of the complaint and disciplinary action for the Respondents, all as set forth herein. By entering into this Agreed Order, Respondents waive their rights to a hearing with full due process and the right of each to appeal any adverse decision resulting from that hearing. Having reached an agreement on this matter, the Commission issues its Findings of Fact, Conclusions of Law and Disciplinary Order as follows:

FINDINGS OF FACT

I.

Respondent G. Lee Boyette, Broker, sometimes hereinafter "Respondent" or "Boyette" is an adult resident citizen of Mississippi whose last known address of record with the Commission is 813 N. 16<sup>th</sup> Avenue, Laurel, Mississippi 39440. Respondent Boyette is the holder of a real estate broker's license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, *et seq.*, as amended and, as such, he is subject to all of the provisions, rules, regulations and statutes

governing the sale and transfer of real estate and licensing of real estate brokers under Mississippi law. Respondent Boyette is the principal and responsible broker for Woodland Realty, Inc.

## II.

Respondent Melissa S. Key, Broker, sometimes hereinafter "Respondent" or "Key" is an adult resident citizen of Mississippi whose last known address of record with the Commission is 6504 Highway 98, Suite B, Hattiesburg, Mississippi 39402. Respondent Key is the holder of a real estate broker's license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, *et seq.*, as amended and, as such, she is subject to all of the provisions, rules, regulations and statutes governing the sale and transfer of real estate and licensing of real estate brokers under Mississippi law. Respondent Key is the managing broker for the Woodland Realty, Inc. office in Hattiesburg.

## III.

Respondent Sue B. Gallaspy, Broker, sometimes hereinafter "Respondent" or "Gallaspy" is an adult resident citizen of Mississippi whose last known address of record with the Commission is 6504 Highway 98, Suite B, Hattiesburg, Mississippi 39402. Respondent Gallaspy is the holder of a real estate broker's license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, *et seq.*, as amended and, as such, she is subject to all of the provisions, rules, regulations and statutes governing the sale and transfer of real estate and licensing of real estate brokers under Mississippi law. Respondent Gallaspy is a Broker Associate in the Woodland Realty, Inc. office in Hattiesburg.

## IV.

On or about November 5, 2018, the Commission received a sworn statement of complaint from Livia C. Pirsalehy, sometimes hereinafter "Complainant" or "Pirsalehy." Pirsalehy hired Key to sell her property located at 2304 Eddy Street, Hattiesburg, Mississippi 39402. Pirsalehy complained that Respondents had allowed access to the property for cleaning and that items of

personal property had been removed without her permission and contrary to her express instructions. Upon receipt of Pirsalehy's complaint, the Commission began an investigation into the matter and responses and documents attendant the transaction were obtained from Respondents.

#### V.

Respondent Key and Pirsalehy made an appointment to meet at the Eddy Street property on August 23, 2018 to sign documents and obtain keys to the property for showing. Subsequently, Key had a schedule conflict arise, so arrangements were made for Respondent Gallaspy, Broker Associate, to meet with Pirsalehy at the property that day and a walk through was conducted and transactional documents executed.

#### VI.

During the August 23 meeting, a discussion was had between Respondent Gallaspy and Pirsalehy regarding removal of remaining furniture/personal property from the house and a necessary cleaning of the house which had been occupied by Pirsalehy's daughter's ex-fiancé for a significant period. The house was vacant but full of furniture/personal property. Gallaspy recommended a local cleaning lady, Ms. Wilson, who would be able to clean the property. Pirsalehy gave specific instructions to Gallaspy that Pirsalehy's daughter needed to remove her belongings/personal property prior to the house being cleaned.

#### VII.

Approximately two weeks later, on or about September 10, 2018, Respondent Gallaspy gave a key to the cleaning lady, Ms. Wilson. Gallaspy gave specific instructions to Ms. Wilson to clean the property but not remove the bedroom furniture that was left. Ms. Wilson had access to and cleaned the property over the following approximate two-week period.