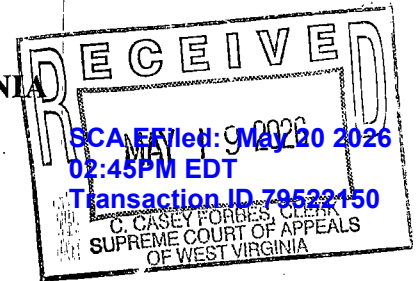


IN THE SUPREME COURT OF APPEALS OF WEST VIRGINIA



May 18, 2026

Clerk of Court
Supreme Court of Appeals of West Virginia
1900 Kanawha Blvd. East,
Building 1, Room E-317
Charleston, West Virginia 25305

RE: Case No 25-754 PETITIONER'S REPLY BRIEF

Dear Clerk:

Enclosed please find the original and required copies of the **Reply Brief** of Petitioner, Sandra Kay Trent, along with the **Certificate of Service** for filing in the above-reference case.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sandra Kay Trent".

Sandra Kay Trent
Petitioner, Pro Se
131 Pansy Place
Princeton, West Virginia 24739
blondie 39 1963@yahoo.com
304-890-8857

IN THE SUPREME COURT OF APPEALS OF WEST VIRGINIA

SANDRA KAY TRENT,

Petitioner, Pro Se

V

CASE NO: 25-754

KERMIT WILEY, SR.,

Respondent

PETITIONER'S REPLY BRIEF

Respondent's Summary Response repeatedly characterizes the handwritten writing "receipt" at issue as a clear and unambiguous finalized real estate contract. However, the Circuit Court, after hearing live testimony from both parties, specifically found that there was no meeting of the minds regarding the terms of the alleged agreement.

The central issue before this Court is not whether a handwritten writing existed or whether money changed hands. The issue is whether the parties mutually assented to the same finalized agreement for the conveyance of real property. The Circuit Court found they did not.

Respondent's own summary of the testimony demonstrates the parties possessed materially different understandings regarding the transaction, including Petitioner's understanding that the value and final terms remained unresolved pending appraisal considerations. Those differing understandings support the Circuit Courts factual finding that no true meeting of the minds existed.

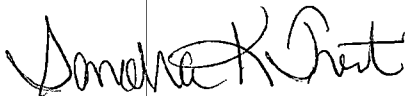
Additionally, the handwritten writing itself was unusually informal for a finalized real estate conveyance. The writing referenced only a “doublewide located at 131 Pansy Place” and lacked many of the terms normally associated with a finalized real estate transaction. Respondent testified to substantial experience in real estate ownership and business matters, making the informal nature of the writing contextually significant whether both parties truly intended it to operate as a finalized and complete real estate contract.

Rather than defer to the Circuit Court’s factual findings after a bench trial, the Intermediate Court substituted its own interpretation of the evidence. Petitioner respectfully maintains that the Circuit Court was in the best position to evaluate credibility, testimony, and the parties differing understandings regarding the alleged agreement.

Petitioner further notes that Respondent incorrectly states Petitioner was represented by counsel during the relevant Circuit Court proceedings on October 10, 2025. Petitioner proceeded without counsel, as shown in Motion Transcripts.

For these reasons, Petitioner respectfully requests that this Court reverse the decision of the Intermediate Court of Appeals and reinstate the Circuit Court’s ruling.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sandra Kay Trent". The signature is written in a cursive, flowing style.

Sandra Kay Trent
Petitioner, Pro Se

CERTIFICATE OF SERVICE

I, Sandra K. Trent, hereby certify that a true and correct copy of the foregoing **Petitioner's Reply Brief** by U.S. Mail, postage prepaid, to the **Supreme Court of Appeals of West Virginia**, Charleston West Virginia 25305 and to **William S. Winfrey, II.**, counsel for Respondent, Princeton, West Virginia 24740 on this 18th day of May 2026

Clerk of Court
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