

**IN THE SUPERIOR COURT OF THE STATE OF DELAWARE**

Julio Leonal Ortiz Santos,	)	
and Margarita Santos Juarez	)	
	)	
Plaintiffs,	)	C.A. No. S23C-12-025 MHC
	)	
v.	)	
	)	
Yolanda Reynolds and	)	
Gwendolyn Smack	)	
	)	
Defendants.	)	
	)	

**ORDER DISMISSING THE COMPLAINT WITH  
LEAVE TO TRANSFER**

Now this 19<sup>th</sup> day of February, 2024, upon review of Plaintiffs’ Petition for Writ of Ejectment and statements made by both parties to the Court on Friday, February 16, 2024, it is obvious to the Court that this is a boundary line dispute requiring an action to quiet title. Actions to quiet title are within the sole jurisdiction of the Court of Chancery and cannot be heard as Writs of Ejectment in this Court.<sup>1</sup> **THEREFORE, IT IS HEREBY ORDERED** that the Writ of Ejectment is **DISMISSED** in its entirety with leave to transfer pursuant to 10 *Del. C.* §1902.

*/s/ Mark H. Conner*  
\_\_\_\_\_  
Mark H. Conner, Judge

cc: Prothonotary  
Dean Campbell, Esquire  
Yolanda Reynolds

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<sup>1</sup> *Cook v. Deep Hole Creek Associates*, 2021 WL 1561410 (Del. Super. April 21, 2021).