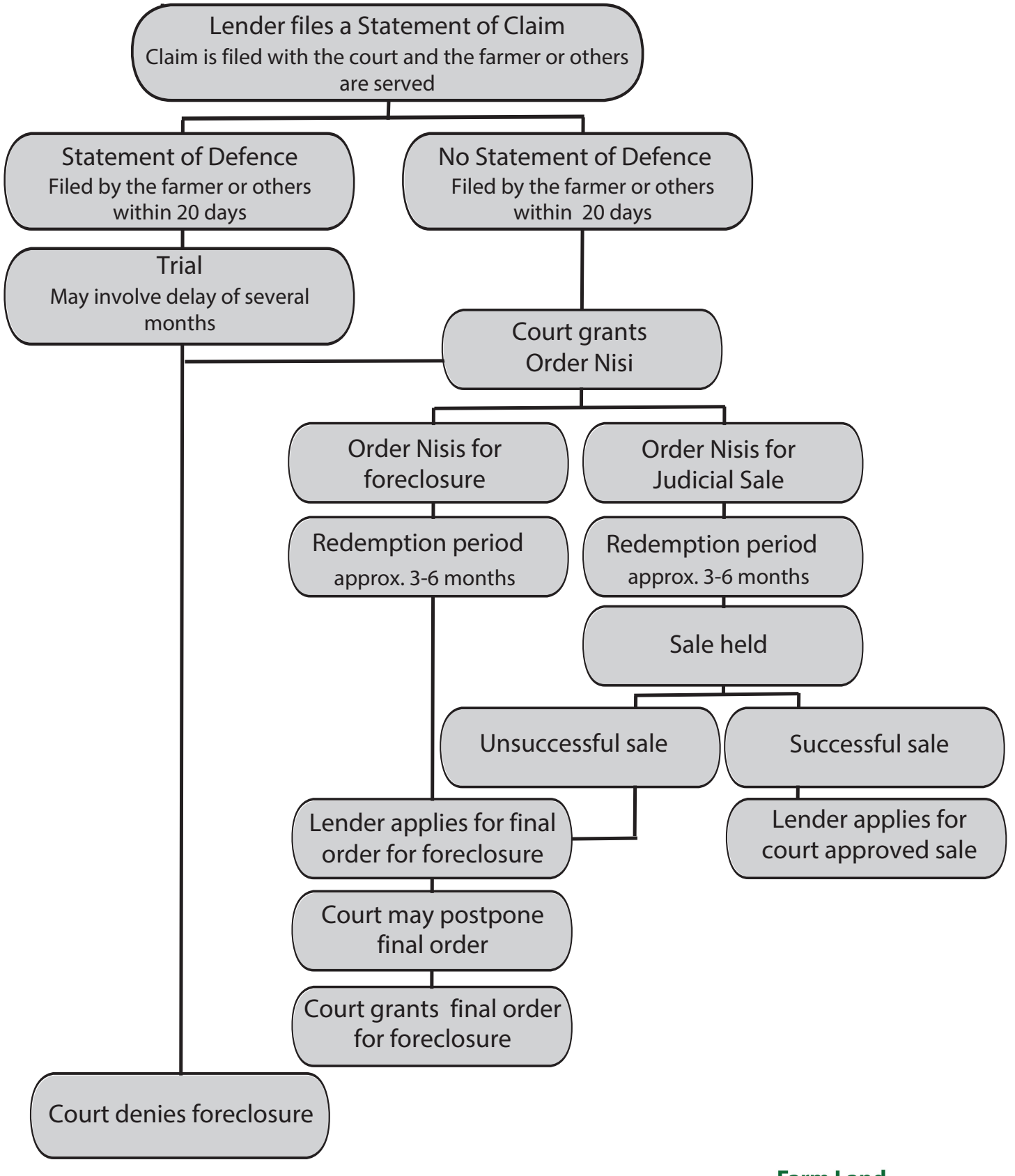Farm foreclosure action flowchart