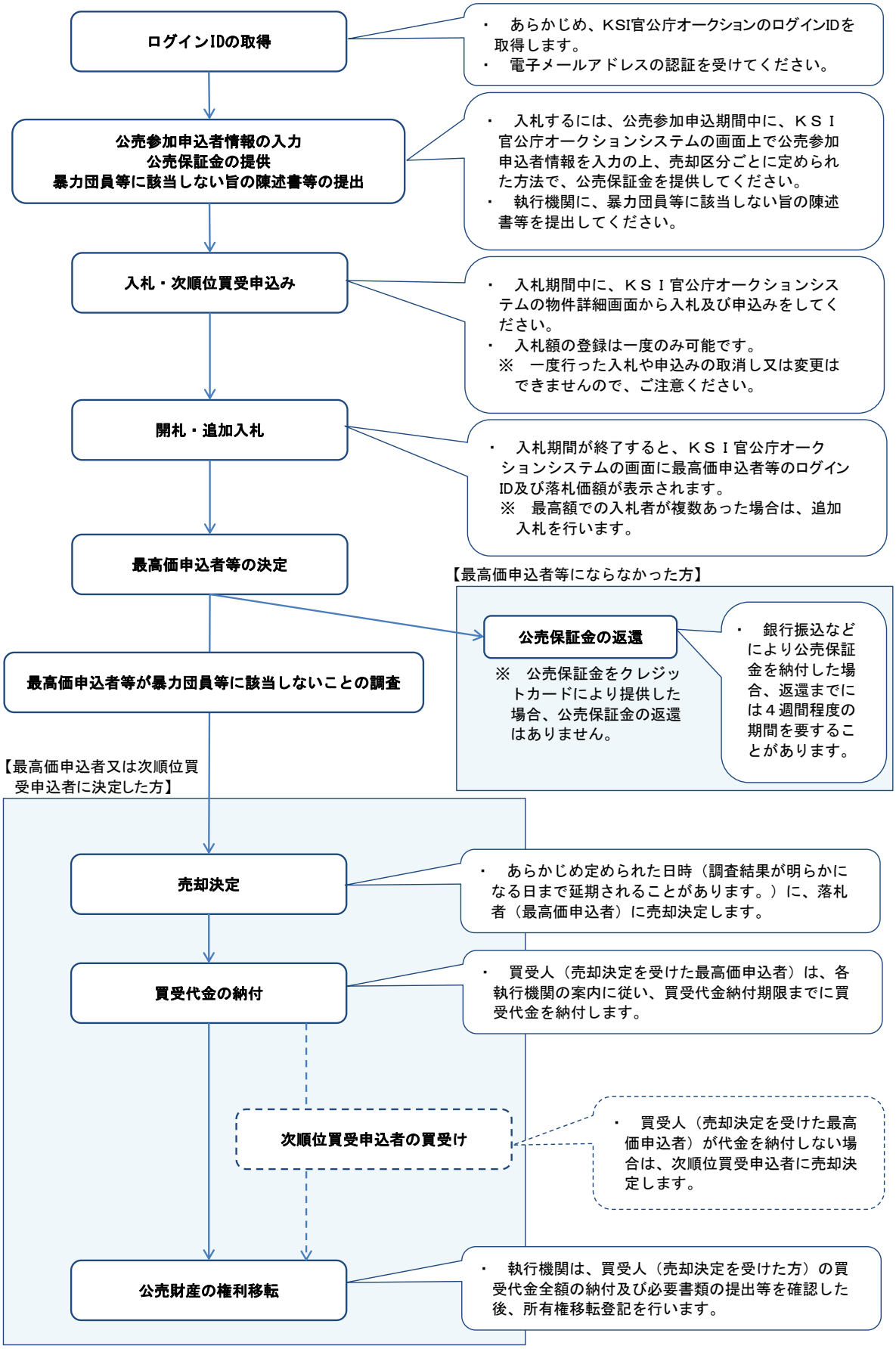手続の流れ（不動産・入札形式）