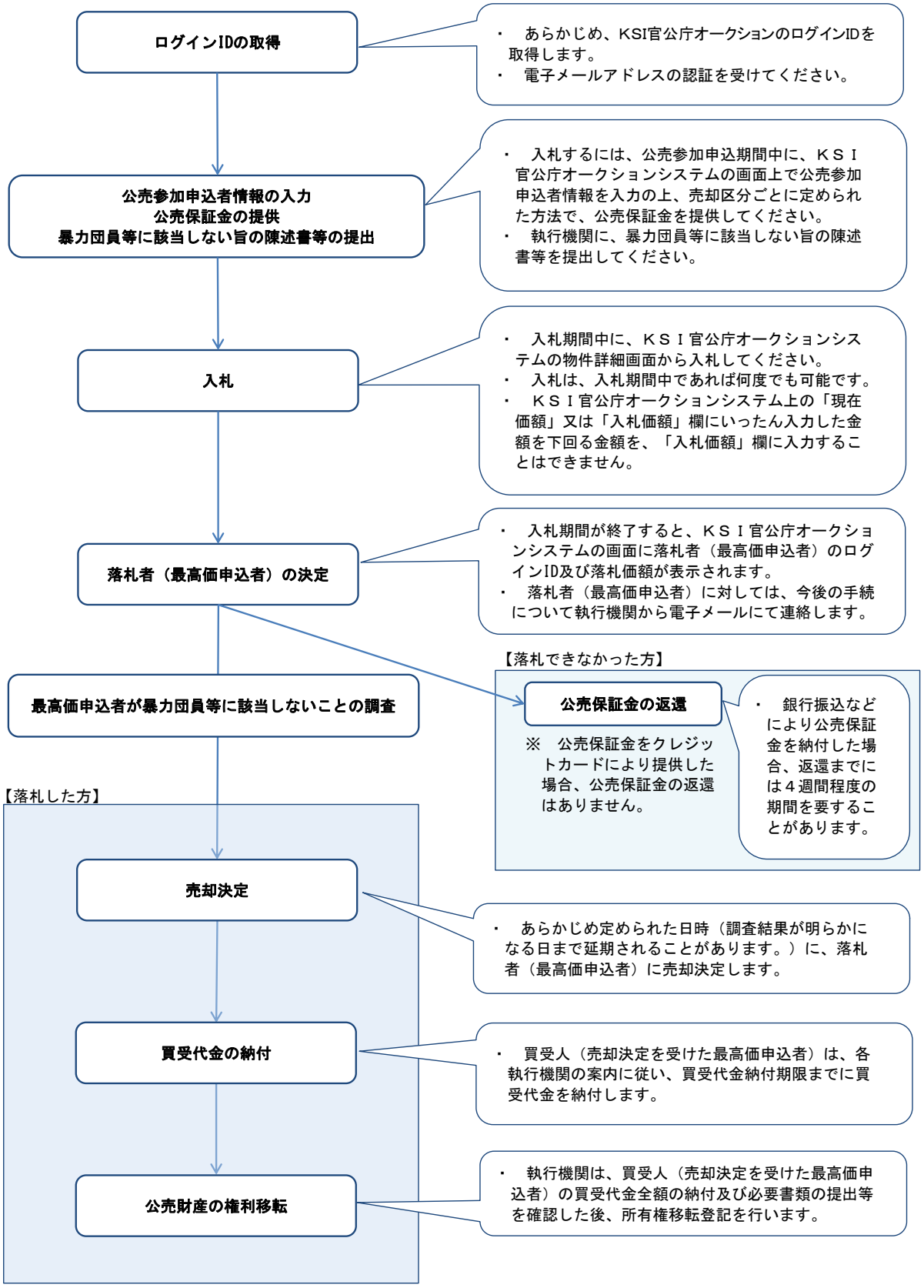手続の流れ（不動産・せり売り形式）