Territory, public notice of the time and place of such sale and of the property to be sold having first been given for twenty days by advertising in some newspaper published in said or any adjoining district and he shall have power to adjourn the sale from time to time at discretion without readvertisement; and upon the making of such sale the said party of the first part does hereby authorize and empower the said party of the second part or his successor, either in his own name or in the name of the said party of the first part herein to execute and deliver to the purchaser or purchasers a deed or deeds of conveyance in fee, of the premises sold by virtue hereof and it is agreed that the recitals in said deed or deeds shall be taken and accepted as prima facie evidence of the facts therein stated, and to apply the proceeds of such sale to the payment of—

First, The cost and expenses of executing this trust including compensation to the Trustee for his services.

Second, All sums of money paid by said second party, or the holder of said note or notes for insurance, taxes, assessments or charges to protect the title or possession of said premises, together with interest from the time of paying the same at the rate of eight per cent per annum.

Third, To the payment of principal and interest due on said note or notes and rendering the surplus if any, to the said first party. The holder of any indebtedness hereby secured shall also have the right to foreclose this deed of trust in any court of competent jurisdiction making the trustee herein among others, defendant