ECKERT SEAMANS

Philip F.X. Galanaugh

ASSOCIATE

Philip Galanaugh is an associate in Eckert Seamans' Real Estate Group. He advises clients on a broad range of real estate and commercial transactions, including real estate sales agreements, leases, asset purchase agreements, service agreements, vendor contracts, and loan document sets. Philip also conducts due diligence reviews, analyzing title commitments, exception documents, surveys, and related materials to identify potential title, access, use, and encumbrance issues affecting real property.

Prior to joining Eckert Seamans, Philip practiced at a Princeton-based law firm, where he gained experience counseling clients on transactional matters across various industries. Earlier in his career, he served as a judicial intern to Judge Glynnis Hill of the Pennsylvania Court of Common Pleas, Philadelphia County, providing him with valuable insight into the judicial process and legal decision-making.

REPRESENTATIVE MATTERS

- Represents clients in the acquisition, sale, and leasing of residential, mixed-use, multi-family, commercial and industrial property.
- Represents lenders and borrowers in various real estate related loan transactions.

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PRACTICE AREAS:

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STATE ADMISSIONS:

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EDUCATION:

J.D., Temple University, Beasley School of Law, *cum laude*, 2023

B.S., Temple University, *magna cum laude*, 2020