SAPNA AIYER

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SENIOR COUNSEL | HUGHES WATTERS ASKANASE LLP

Sapna has been admitted to the following practices and courts: State of Texas; United States District & Bankruptcy Court; Southern District of Texas

PROFESSIONAL EXPERIENCE

Hughes Watters Askanase, L.L.P., Houston, TX 10/2026-Present
Senior Counsel

Lone Star Legal Aid 10/2022–10/2026
Director of Urban Programs
- File Chapter 7 and Chapter 13 bankruptcies in the Southern District of Texas
- Mentor junior attorneys across Lone Star Legal Aid in bankruptcy matters, including Pro Bono attorneys and attorneys from other Legal Aid programs
- Attend local and national meetings regarding natural disasters and housing
- Assist in editing the State Bar of Texas Disaster Manual, Personal Bankruptcy 2023, 2025, and scheduled 2026
- Represent clients in a variety of housing and consumer matters including evictions, homestead exemptions and deferrals, debt collection, FEMA appeals, and title clearing
- Engage in and arrange client community outreach sessions and educational events
- Supervise Team Houston managers regarding LSLA policies, procedures, grant management, and personnel
- Engage in strategic planning and regular programmatic management meetings to address program-wide needs, including maintaining consistency throughout the program

Lone Star Legal Aid 7/2018–10/2022
Assistant Directing Attorney – Urban Legal Services
- File Chapter 7 and Chapter 13 bankruptcies in the Southern District of Texas, Houston Division
- Attend weekly National Low Income Housing Disaster meetings
- Directly supervise Managing Attorneys and Project Managers – assisting managers with grants (including eviction, foreclosure and disaster) to successfully complete project goals
- Co-Manage several large grant projects including Rebuild Texas after Hurricane Harvey and the Eviction Right to Counsel Project, preserving housing during COVID 19
- Represent clients in a variety of legal matters, including housing, eviction, debt collection, and title clearing
- Engage client community via outreach and educational events

Lone Star Legal Aid 10/2012–7/2018
Managing Attorney – Housing & Consumer Units
- File Chapter 7 and Chapter 13 bankruptcies in the Southern District of Texas
- Represent clients in debt defense litigation, clearing title, evictions, and FEMA appeals post numerous Federally declared disasters, including Harvey
- Directly supervise up to 10 staff attorneys, support staff, and paralegals
- Evaluate attorney work product, including legal pleadings, and case strategy
- Hold weekly litigation staff meetings, engaging in evaluation of cases, case progression, issue spotting and strategy for ongoing litigation
- Ensure compliance with TAJF and LSC regulations

Lone Star Legal Aid 1/2007–10/2012
Staff Attorney
- File Chapter 7 and Chapter 13 bankruptcies in the Southern District of Texas, representing clients in lift stay motions, automatic stay violations, motions to dismiss and plan modifications
- Represent clients in the Southern District of Texas, Houston Division, alleging predatory lending practices

- Advocate for survivors of Federally declared disasters, filing appeals with FEMA, and assisting survivors at local DRCs
- Represent clients in a wide range of housing and consumer issues- debt collection, breach of contract and warranty, mortgage loan violations, foreclosure, landlord-tenant actions, homestead exemptions, title issues
- Co-Author, Foley v. Capital One Bank, 383 S.W.3d 644 (Tex.App.-Houston [14th Dist.] 2012 no. pet.) and Briones v. Brazos Bend Villa Apartments, 438 S.W.3d 808 (Tex.App.–Houston [14th Dist.] 2014 no.pet.)

Texas Department of Children's & Families 9/2000–5/2003
Conservatorship Worker

Tampere Refugee Center, Finland 1/2000–5/2000
MSSW Intern

EDUCATION

University of Iowa 5/2006
Juris Doctorate

University of Texas 5/2000
Master of Science Social Work

University of Texas 5/1997
Bachelor of Arts in Psychology

PROFESSIONAL AFFILIATIONS

Houston Area Consumer Bankruptcy Attorneys – Member, 2022–Current
Houston Bar Association AIDS Outreach Committee – Member, 2025

SPEAKING ENGAGEMENTS AND HONORS

- Poverty Law Conference – What the Actual FEMA – August 2025
- Practicing Law Institute (PLI) - An Inclusive Overview of FEMA assistance – November 2023
- Poverty Law Conference - Overview of FEMA assistance for Legal Aid Attorneys – July 2023
- Practicing Law Institute (PLI) - Overview/Nuts and Bolts of FEMA Individual Assistance Program applications and appeals - November 2021
- Poverty Law Conference – Running on Empty, the True Cost of Repetitive Disasters and Stopping Foreclosure with Chapter 13 Bankruptcy - September 2021
- Panel Member - Texas Advisory Committee to the U.S. Commission on Civil Rights – Housing Panel - November 2020
- Poverty Law Conference - How Will the CARES Act affect my bankruptcy and The New Normal: Lessons Learned from Responding to Natural Disasters - September 2020
- Texas Legal Service Center presentation – Bankruptcy Nuts & Bolts - June 2020
- 1st Friday CLE- Bankruptcy 101 for Poverty Law Practitioners - August 2019
- Speaker, Assisting Older Homeowners after a Natural Disaster - June 2018
- National Consumer Law Center – Lessons Learned from Harvey - November 2018
- Poverty Law Conference – Bankruptcy Practice Tips for Poverty Law Practitioners - October 2018
- Speaker, Poverty Law Conference – Mo Disasters, Mo Problems - April 15, 2017
- 2012 Bankruptcy Bench Bar Conference- Listserves, Good, Bad, or Ugly - June 2012
- A Practitioner's Guide to Protecting the Client's Homestead - March 2011
- 1st Friday CLE – Bankruptcy Hodgepodge - August 2010
- Poverty Law Task Force Meeting – Chapter 13 Bankruptcies – June 2010
- Co-recipient, Blackshear Fellowship Award, Natl Conference Bankruptcy Judges - October 2010
- Additional engagements available upon request